



**DeKalb County Department of Planning & Sustainability**

178 Sams Street,  
Decatur, GA 30030

(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

**Planning Commission Hearing Date: July 11, 2023**  
**Board of Commissioners Hearing Date: July 27, 2023**

**STAFF ANALYSIS**

|                                |   |  |
|--------------------------------|---|--|
| <b>Case No.:</b>               | SLUP-23-1246463   | <b>Agenda #:</b> 2023-0591                               |
| <b>Location/Address:</b>       | 1193 Sherrington Drive<br>Stone Mountain, GA 30083  | <b>Commission District:</b> 05 <b>Super District:</b> 07 |
| <b>Parcel ID(s):</b>           | 15-224-09-062   |  |
| <b>Request:</b>                | Special Land Use Permit to operate a child caring institution (CCI) for four (4) to six (6) children. |  |
| <b>Property Owner(s):</b>      | Monique Hardnett  |  |
| <b>Applicant/Agent:</b>        | I Believe The Children Are Our Future , L.L.C. c/o Battle Law P.C.                                    |  |
| <b>Acreage:</b>                | 0.43  |  |
| <b>Existing Land Use:</b>      | Single family detached  |  |
| <b>Surrounding Properties:</b> | <b>North:</b> R-100 <b>East:</b> R-100 <b>South:</b> R-100 <b>West:</b> RSM                           |  |
| <b>Comprehensive Plan:</b>     | Suburban (SUB) <input checked="" type="checkbox"/> <b>Inconsistent</b>                                | <input type="checkbox"/> <b>Consistent</b>               |

**Staff Recommendation:** Approval with conditions.

This application was first heard during the November 2022 zoning cycle. At that time, staff recommended a one cycle deferral to clarify the ages of the children and allow the applicant time to submit additional supporting documentation. The applicants have responded, clarifying that the children will be 4-16 years old and providing a supplemental document. The document provides a detailed description of the proposed operations, staff training and certificates, and a list of answers to community questions and concerns.

The applicant is again seeking a special land use permit (SLUP) to establish a child caring institution (CCI) for four (4) to six (6) children. There appear to be no changes from the previous (January 2023) application. The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the *Comprehensive Plan*. The subject property is in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal permits a residential group home for “youths with developmental disabilities...[including intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy]” that may serve the needs of its immediate residential community.

The site should be adequate for the proposed use in a residential setting. The provided floor plan shows three bedrooms and two bathrooms for the children. The adverse impacts based on the manner and time of operation should be minimal, and the driveway is sufficient to accommodate at least four vehicles. No expansion or exterior modification of the existing structure is proposed.

Staff has also receive consistent community opposition since November 2022. Staff received a petition signed by neighbors during this current cycle. However, it appears some of the concerns expressed are due to a lack of understanding regarding the nature of the proposed operation. The proposed use is residential in nature and consistent with a neighborhood setting.

Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends approval of the special land use permit request with the following conditions.

1. No on-street parking, loading, or unloading shall be permitted.
2. This Special Land Use Permit (SLUP) shall expire on July 31, 2027 and must be renewed by the Board of Commissioners prior to the aforementioned expiration date.
3. The operation shall always comply with Sec. 4.2.41 (Personal Care Homes and Child Caring Institutions up to 6 individuals) of the *Zoning Ordinance*.

SLUP-23-1246463

Staff Recommended Conditions

07/27/2023

Special Land Use Permit to operate a child caring institution (CCI) for four (4) to six (6) children.

1193 Sherrington Drive

Stone Mountain, GA 30083

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2. This Special Land Use Permit (SLUP) shall expire on July 31, 2027 and must be renewed by the Board of Commissioners prior to the aforementioned expiration date.
3. The operation shall always comply with Sec. 4.2.41 (Personal Care Homes and Child Caring Institutions up to 6 individuals) of the *Zoning Ordinance*.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
RACHEL BRAGG [RLBRAGG@DEKALBCOUNTYGA.GOV](mailto:RLBRAGG@DEKALBCOUNTYGA.GOV) OR  
JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

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

Case No.: SLUP-23-1246463

Parcel I.D. #: 15 224 09 062

Address: 1193 Sherrington Drive

Stone Mountain, GA 30083

**WATER:**

Size of existing water main: 6 inch (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Upper Snapfinger Creek

Is sewer adjacent to property: Yes  No  If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snapfinger WTP ( ) adequate ( ) inadequate

Sewage Capacity; 36 (MGPD) Current Flow: 28 (MGPD)

**COMMENTS:**

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|--|
| Sewer cap requirement depends on scope of work |
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|  |
|  |
|  |

Signature: Yola Lewis

6/16/2023

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
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](http://www.dekalbhealth.net)

6/16/2023

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N.9

SLUP-23-1246463 / 15 224 09 062

1193 Sherrington Drive

Amendment

- Review general comment.

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N.10

Z-23-1246464 / 16 006 03 001 and 16 007 02 013

5646 Covington Highway

Amendment

- Review general comments.
- Indication of septic system installed on surrounding properties. Strong possibility septic may be on this property. No records for this location.

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N.11

SLUP-23-1246465 16 006 03 001 & 16 007 02 013

5646 Covington Hwy

Amendment

- Review general comments.
- Septic indicated on surrounding property

### Zoning Comments June 2023

**NOTE:** County records indicate Shepherds Lane has an existing 60-foot ROW (not 40-feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify "ROW", as this will greatly impact lot yield.

**N1. 1481 LaVista Road** LaVista Rd is SR 236. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). LaVista Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**NOTE:** County records indicate Shepherds Lane has an existing 60-foot ROW (not 40 feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify ROW as this will greatly impact lot yield.

**Tract A:** Driveway must be located on the southern property line, as shown on zoning plans.

Shepherds Lane is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**N2. 1890 Wee Kirk Road.** No Comments.

**N3. 4746 Flat Shoals Road.** Property does not front public property- no comment. Interior roads private.

**N4. 2998 LaVista Road.** LaVista Rd is SR 236. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). LaVista Road is classified as a minor arterial. If the owner is widening to the south, they are required to install curb and gutter and sidewalk on the southern right of way of LaVista Rd. Sidewalk width is to match the current GDOT project under construction. Left turn lane is required, as shown on zoning plan. Add right turn channelization island on the northern ingress/egress access point. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Eliminate parking spots on interior speed table.

**N5. 3401 Rainbow Drive.** Rainbow Drive and Columbia Drive are both classified as minor arterials. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

**N6. 928 Fairwind Court.** No Comments.

**N7. 3355, 3375, and 3395 Northeast Expressway.** I-85 Frontage requires GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). Woodcock Blvd is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Provide necessary construction easements and right of way for the connection to the future Peachtree Creek Greenway.

**N8. 3070 Clifton Springs Road.** No Comments.

**N9. 1193 Sherrington Drive.** No Comments.

**N10 & N11. 5646 Covington Highway.** Covington Hwy is SR 12 and a major arterial. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Young Rd is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Please note that the multiuse path on the plan is not entirely on right of way. Requires a 5-foot landscape strip with a 10-foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

**N12. 3837 Redan Road.** Must coordinate with the GDOT MMIP Express Lanes project prior to permitting. Project manager Tim Matthews [TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov). Redan Road is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 6-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase. Please provide a copy of the deed where the Old Redan Right of Way was abandoned to the property owner as County records show that this is right of way. This issue of ownership should be resolved prior to any zoning actions by the county.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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**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:**

- **Transportation/Access/Row**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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**DEKALB COUNTY GOVERNMENT  
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RACHEL BRAGG [RLBRAGG@DEKALBCOUNTYGA.GOV](mailto:RLBRAGG@DEKALBCOUNTYGA.GOV) OR JOHN REID  
[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SI 09-23-1246463 Parcel I.D. #: 15-224 09 062  
Address: 1193 Sherrington Drive  
Stone Mountain, Ga. 30083

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) 6/7<sup>TH</sup> 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:

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| <p><i>Did not see any traffic engineering concerns at this time.</i></p> |
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|  |

Signature: *Janet Purcell*



DeKalb County  
GEORGIA

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

APPLICANT NAME: I Believe The Children Are Our Future, INC c/o Battle Law P.C.

Daytime Phone: 404-601-7616 E-Mail: mlb@battlelawpc.com

Mailing Address: 3562 Habersham at Northlake Building J, Suite 100 Tucker, GA 30084

Owner Name: Monique Hardnett

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

Daytime Phone: (404) 337-5611 E-Mail: monique.hardnett@fosterkidsrus.org

Mailing Address: 1259 Sheppard Ct Stone Mountain, GA 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 1193 Sherrington Drive Stone Mountain , Georgia

DeKalb County, GA 30083

Parcel ID: 15 224 09 062 Acreage or Square Feet: 0.43 Commission Districts: 5,7

Existing Zoning: R-100 Proposed Special Land Use (SLUP): \_\_\_\_\_

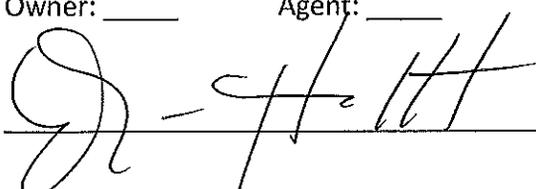
To allow for a child care institution for 4-6 children .

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

Owner:  \_\_\_\_\_

Agent: \_\_\_\_\_

Signature of Applicant:

 5/3/23

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Chief Executive Officer  
Michael Thurmond

Interim Director  
Cedric Hudson

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST**

**EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER**

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov) 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 1 complete, combined PDF version via email or 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. 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. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
  - I. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
  - J. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



## Battle Law

3562 Habersham at Northlake, Bldg. J, Ste 100  
Tucker, Georgia 30084

### Zoom Instructions:

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" . To join by phone, please dial (646) 558-8656. If you are unable to attend or would like to learn more about the proposed project, please call our office at the number below.

We encourage you to come out and participate!

For More Information Contact  
Jordan Battle at:  
Phone: 404-601-7616 ext. 8  
Fax: 404-745-0045  
Email: [jnb@battlelawpc.com](mailto:jnb@battlelawpc.com)

## COMMUNITY MEETING TO DISCUSS THE REZONING OF CURRENT PROPERTY TO ALLOW FOR A CHILD CARE FACILITY FOR 4-6 CHILDREN

**Project Title: 1193 Sherrington Dr**

**When: March 8, 2023**

**Time: 6:00 PM Eastern (US and Canada)**

**Register in advance for this meeting:**

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

**Meeting ID: 822 1742 6364**

**Password: 537593**

**PROPOSED LOCATION(S):**

Parcel Number - 15 224 09 062

|  |                                  |                          |
|--|----------------------------------|--------------------------|
| WALKER RICHARD G                         | 1130 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| 20 CAP FUND I LLC                        | 1081 CAINO DEL RIO S STE 206     | SAN DIEGO CA 92108       |
| WALKER ADOLPHUS JR                       | 4515 TO LANI TRL                 | STONE MOUNTAIN GA 30083  |
| OSTROSKI THOMAS                          | 1180 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| PAGAYA SMARTRESI F1 FUND PRP OWR III LLC | 90 PARK AVE FLOOR 31             | NEW YORK NY 10016        |
| TROCADERO PROPERTIES INC                 | 839 BEECHER ST SW                | ATLANTA GA 30310         |
| RUSSUM INVETMENTS SFR1 LLC               | 3100 MANHATTAN AVE               | MANHATTAN BEACH CA 90266 |
| JACK DANIEL JR                           | 1185 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| SFR 2014 GA LLC                          | 23975 PARK SORRENTO STE 300      | CALABASAS CA 91302       |
| MARTIN GWENDOLYN                         | 4535 THORNWOOD CRES              | STONE MOUNTAIN GA 30083  |
| CHRISTIE YULONDA Z                       | 4495 THORNWOOD CRES              | STONE MOUNTAIN GA 30083  |
| FKH SFR PROPCO B HLD LP                  | 1850 PARKWAY PL STE 900          | MARIETTA GA 30067        |
| JACKSON JAMES                            | 1212 SHEPPARD PL                 | STONE MOUNTAIN GA 30083  |
| SANTEO CORPORATION                       | 221 SHEPPARD PL                  | STONE MOUNTAIN GA 30083  |
| GLASPER JAMES                            | 1121 SHEPPARD PL                 | STONE MOUNTAIN GA 30083  |
| NING HUNG                                | 1223 SHEPPARD PL                 | STONE MOUNTAIN GA 30083  |
| WYNN KENNETH L                           | 4579 INNSBROOK CT                | STONE MOUNTAIN GA 30083  |
| BROWN ROBERT W                           | 4575 BERGEN CT                   | STONE MOUNTAIN GA 30083  |
| SANOUBAR MOHAMED KHALIL                  | 4579 SHERRINGTON CT              | STONE MOUNTAIN GA 30083  |
| PFIN II F LLC                            | 6300 POWERS FERRY RD STE 600 142 | ATLANTA GA 30339         |
| GUTIERREZ GUILLERMO                      | 4555 BEXLEY DR                   | STONE MOUNTAIN GA 30083  |
| SPEARS YOLANDA                           | 1185 SHERRINGTON DR              | STONE MOUNTAIN GA 30083  |
| MCELROY PHYLLIS R                        | 1241 SHERRINGTON DR              | STONE MOUNTAIN GA 30083  |
| PACIFIC ATLANTA PROPERTIES LLC           | 930 VIEWRIDGE DR                 | SAN MATEO CA 94403       |
| LEWIS ROSALYN DENISE                     | 1192 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| CANTON JULIE I                           | 1212 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| MARTIN JOHN R JR                         | 1225 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| CRAWFORD VINCENT C                       | 1211 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| TINSLEY SELINA                           | 1135 TO LANI DR                  | STONE MOUNTAIN GA 30083  |
| RED DOOR INVESTMENTS FMT 2 LLC           | 866 CARLTON RDG NE               | ATLANTA GA 30342         |
| BROWN LORNA HEATHERLAINE                 | 1312 TO LANI FARM RD             | STONE MOUNTAIN GA 30083  |
| HILL PENNIE D                            | 4480 THORNWOOD CRES              | STONE MOUNTAIN GA 30083  |
| PORTILLO ILSY JANNETTE                   | 4496 THORNWOOD CRES              | STONE MOUNTAIN GA 30083  |
| BLUEASH GROUP LLC                        | P O BOX 442                      | ORCHARD HILL GA 30266    |

|                                      |                             |                         |
|--------------------------------------|-----------------------------|-------------------------|
| MCH SFR PROPERTY OWNER 1 LLC         | 14355 COMMERCE WAY          | MIAMI LAKES FL 33016    |
| RODRIGUEZ DAISY E                    | 1513 W CARY ST              | RICHMOND VA 23220       |
| COWINS TAMMY LASHEL                  | 508 ARBOR TRL               | LOGANVILLE GA 30052     |
| MITCHELL SHERON W                    | 4582 INNSBROOK CT           | STONE MTN GA 30083      |
| WOODS JACQUELINE                     | 1208 SHERRINGTON DR         | STONE MOUNTAIN GA 30083 |
| BAKJIAN PAUL                         | 4579 BERGEN CT              | STONE MOUNTAIN GA 30083 |
| ONYIA CHRISTOPHER O                  | 1172 SHERRINGTON DR         | STONE MOUNTAIN GA 30083 |
| TEAM TERRY PROPERTIES CHADERTON LLC  | 108 KALSUM TRL              | ELLENWOOD GA 30294      |
| GARCIA RAMOS JAVIER                  | 4569 BEXLEY DR              | STONE MOUNTAIN GA 30083 |
| GRIDER ROBERT E                      | 1271 BEXLEY CT              | STONE MOUNTAIN GA 30083 |
| EQUITY TRUST COMPANY CUSTODIAN       | P O BOX 451340              | WESTLAKE OH 44145       |
| CLEMENTS JOYNECIA D                  | 1233 SHERRINGTON DR         | STONE MOUNTAIN GA 30083 |
| WYATT KENNETH L                      | 4562 BEXLEY DR              | STONE MOUNTAIN GA 30083 |
| RODRIGUEZ RAQUEL BRUNO               | 1154 TO LANI DR             | STONE MOUNTAIN GA 30083 |
| RICHARDSON JANET                     | 1162 TO LANI DR             | STONE MOUNTAIN GA 30083 |
| DAVIS JOHNNY LEE                     | 1195 TO LANI DR             | STONE MOUNTAIN GA 30083 |
| COLLINS CHARMAINE TOWNS              | 1153 TO LANI DR             | STONE MOUNTAIN GA 30083 |
| PROGRESS RESIDENTIAL BORROWER 15 LLC | P O BOX 4090                | SCOTTSDALE AZ 85261     |
| HENDRIX CHRISTOPHER DEREK            | 1330 TO LANI FARM RD        | STONE MOUNTAIN GA 30083 |
| GARCIA STRICKLAND PATRICK            | 30122 62ND PL S             | AUBURN WA 98001         |
| PINDER CHERRY S                      | 1274 TO LANI FARM RD        | STONE MOUNTAIN GA 30083 |
| SMALL BRUCE                          | 1268 TO LANI FARM RD        | STONE MOUNTAIN GA 30083 |
| THORNWOOD COMMUNITY ASSOC            | 5984 S NORCROSS TUCKER RD   | NORCROSS GA 30093       |
| WHITE KIMBERLY                       | 4505 THORNWOOD CRES         | STONE MOUNTAIN GA 30083 |
| EDMONDS DEBORAH                      | 4499 THORNWOOD CRES         | STONE MOUNTAIN GA 30083 |
| LAW KAI                              | 1177 TO LANI PATH           | STONE MOUNTAIN GA 30083 |
| SFR XII ATL OWNER 2 LP               | 4645 HAWTHORNE LN           | WASHINGTON DC 20016     |
| EXTRA SPACE PROPERTIES TWO LLC       | 2795 E COTTONWOOD PKY # 400 | SALT LAKE CITY UT 84121 |
| RS RENTAL II LLC                     | 32 MERCER ST                | NEW YORK NY 10013       |
| CC ATL LLC                           | 11 PIEDMONT CTR STE 300     | ATLANTA GA 30305        |
| LAWRENCE SHANA ONEISHA               | 1200 SHERRINGTON DR         | STONE MOUNTAIN GA 30083 |
| FLORES MATAMOROS CLAUDIA MARITZA     | 4582 BERGEN CT              | STONE MOUNTAIN GA 30083 |
| HOLLOWAY ERNEST                      | 1116 SHERRINGTON DR         | STONE MOUNTAIN GA 30083 |
| JONES ANTOINETTE G                   | 1106 SHERRINGTON DR         | STONE MOUNTAIN GA 30083 |

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|--|---------------------------|-------------------------|
| TYRELL BARRINGTON R                    | 1272 BEXLEY CT            | STONE MOUNTAIN GA 30083 |
| HOWARD VALARIE H                       | 4599 BEXLEY DR            | STONE MOUNTAIN GA 30083 |
| MITCHELL TIANA                         | 1137 SHERRINGTON DR       | STONE MOUNTAIN GA 30083 |
| BRADLEY ERNESTINE                      | 1145 SHERRINGTON DR       | STONE MOUNTAIN GA 30083 |
| OSMAN EKRAM                            | 1103 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| RUSSELL DOROTHY W                      | 1117 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| CREW CASSANDRA B                       | 1220 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| CORENA DORA ESTELA                     | 1236 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| BLACK DAMIAN D                         | 1261 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| OKORO CATHERINE A                      | 1247 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| NEXPOINT SFR SPE 1 LLC                 | 1308 TO LANI FARM RD      | STONE MOUNTAIN GA 30083 |
| REED DAVID                             | 1300 TO LANI FARM RD      | STONE MOUNTAIN GA 30083 |
| DIXON ROGER                            | 4480 THORNWOOD TRL        | STONE MOUNTAIN GA 30083 |
| WUBSHET GIZACHEW N                     | 4470 THORNWOOD TRL        | STONE MOUNTAIN GA 30083 |
| TAH 2018 1 BORROWER LLC                | 1508 BROOKHOLLOW DR       | SANTA ANA CA 92705      |
| POWELL OWEN A                          | 4544 THORNWOOD CRES       | STONE MOUNTAIN GA 30083 |
| SHELLING LAQUITA K                     | 4480 TO LANI LN           | STONE MOUNTAIN GA 30083 |
| MOHAMMED HAGIR I                       | 105 NOBEL CT              | ALPHARETTA GA 30005     |
| Y S Z HOLDINGS LLC                     | 512 S PETERSON AVE # 2004 | DOUGLAS GA 31533        |
| BURLEIGH RENEKA G                      | 1194 SHEPPARD PL          | STONE MOUNTAIN GA 30083 |
| WRIGHT EMILY J                         | 1186 SHEPPARD PL          | STONE MOUNTAIN GA 30083 |
| RHF FOUNDATION INC                     | 911 N STUDEBAKER RD # 100 | LONG BEACH CA 90815     |
| FITZPATRICK RAMAE                      | 1234 SHERRINGTON DR       | STONE MOUNTAIN GA 30083 |
| DOUSE EUGENA SMITH                     | 4582 CHADERTON CT         | STONE MOUNTAIN GA 30083 |
| BYRD WILMA JEAN                        | 1154 SHERRINGTON DR       | STONE MOUNTAIN GA 30083 |
| MCKINNON DAVID                         | 4618 BEXLEY DR            | STONE MOUNTAIN GA 30083 |
| STORY PROPERTY INVESTMENTS LLC         | PO BOX 2332               | BEAUFORT SC 29901       |
| NEW RESIDENTIAL BORROWER 2022 SFR1 LLC | 2350 POINTE PKWY STE 250  | CARMEL IN 46032         |
| HARDNETT MONIQUE                       | 1193 SHERRINGTON DR       | STONE MOUNTAIN GA 30083 |
| NGOTE WANDA HATCHER                    | 1209 SHERRINGTON DR       | STONE MOUNTAIN GA 30083 |
| BERNARDEZ MELKIN Y                     | 1140 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| LOPEZ GUTIERREZ JOSE ISREAL            | 1146 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| MINTER WILLIAM                         | 1203 TO LANI DR           | STONE MOUNTAIN GA 30083 |
| MUIR MARTHA                            | 1145 TO LANI DR           | STONE MOUNTAIN GA 30083 |

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| MCCULLOUGH EMILY                         | 45 ROCK VIEW LN                               | COVINGTON GA 30016      |
| HOLMES TONY A                            | 1270 TO LANI FARM RD                          | STONE MOUNTAIN GA 30083 |
| BIRKU AMARIW A                           | 4517 THORNWOOD CRES                           | TUCKER GA 30084         |
| SANTOS CLEMENTE ERNESTO                  | 4511 THORNWOOD CRES                           | STONE MOUNTAIN GA 30083 |
| PFIN II F LLC                            | 6300 POWERS FERRY RD STE 600 142              | ATLANTA GA 30339        |
| MOHAMMED HAGIR I                         | 1173 TO LANI PATH                             | STONE MOUNTAIN GA 30083 |
| SANG DAWT LIAN                           | 1188 TO LANI PATH                             | STONE MOUNTAIN GA 30083 |
| PRICE JANET L                            | 4568 OSWOOD CT                                | TUCKER GA 30084         |
| MYYP PROPERTIES LLC                      | 1651 MURDOCK RD                               | MARIETTA GA 30062       |
| PHILADELPHIA JACQUELINE                  | 1190 SHERRINGTON DR                           | STONE MOUNTAIN GA 30083 |
| BULLS MARY L                             | 4578 BERGEN CT                                | STONE MOUNTAIN GA 30083 |
| CLARKE KAREN                             | 1274 BEXLEY CT                                | STONE MOUNTAIN GA 30083 |
| THOMPSON JOHN                            | 4607 BEXLEY DR                                | STONE MOUNTAIN GA 30083 |
| SMITH JAMES H JR                         | 1129 SHERRINGTON DR                           | STONE MOUNTAIN GA 30083 |
| COBB ANNIE LOIS                          | 1153 SHERRINGTON DR                           | STONE MOUNTAIN GA 30083 |
| WILLIAMS JOHNNY E                        | 4552 BEXLEY DR                                | STONE MOUNTAIN GA 30083 |
| CRAFT NAEEM                              | 1114 TO LANI DR                               | STONE MOUNTAIN GA 30083 |
| BRYANT BETTY L                           | 1202 TO LANI DR                               | STONE MOUNTAIN GA 30083 |
| THR GEORGIA L P                          | 1717 MAIN ST STE 2000                         | DALLAS TX 75201         |
| PAGAYA SMARTRESI F1 FUND PRP OWR III LLC | 90 PARK AVE FLOOR 31                          | NEW YORK NY 10016       |
| CHIH CHAN I LLC                          | 1132 124TH CT NE                              | BELLEVUE WA 98005       |
| VALENTINE JOSEPH K                       | 1318 TO LANI FARM RD                          | STONE MOUNTAIN GA 30083 |
| UJAM GROUP LLC                           | 113 MOUNTAIN BROOK DR STE 208                 | CANTON GA 30115         |
| TIGER PAW PROPERTIES LLC                 | 3455 PEACHTREE INDUSTRIAL BLVD STE 305-PMB218 | DULUTH GA 30096         |
| LOOBY CRAIG E JR                         | 4486 THORNWOOD CRES                           | STONE MOUNTAIN GA 30083 |
| BALDWIN VANESSA                          | 4523 THORNWOOD CRES                           | STONE MOUNTAIN GA 30083 |
| JONES MORGAN NINA                        | 4483 THORNWOOD CRES                           | STONE MOUNTAIN GA 30083 |
| SOUPCAN CAPITAL II LLC                   | 709 EAGLES CHASE DR                           | LAWRENCEVILLE GA 8648   |
| EQUITY TRUST COMPANY CUSTODIAN           | 1 EQUITY WAY                                  | WESTLAKE OH 44145       |
| GOMEZ FREINIS                            | 1164 SHEPPARD PL                              | STONE MOUNTAIN GA 30083 |
| ADAMS YOLANDA R                          | 4642 BEXLEY DR                                | STONE MOUNTAIN GA 30083 |
| ENTRUST GROUP INC                        | 1100 ALAKEA ST FLOOR 27                       | HONOLULU HI 96813       |
| HOLLAND T E                              | 1205 SHEPPARD PL                              | STONE MOUNTAIN GA 30083 |
| HASSAN MOHAMMED ARESS                    | 4578 INNSBROOK CT                             | STONE MOUNTAIN GA 30083 |

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|---------------------------------------|------------------------------|-------------------------|
| TUCKER TAYATA                         | 1164 SHERRINGTON DR          | STONE MOUNTAIN GA 30083 |
| PSATL63 4578 SHERRINGTON CT LLC       | 40 TECHNOLOGY PKWY S # 300   | NORCROSS GA 30092       |
| MUKONGO JULES                         | 4583 BEXLEY DR               | STONE MOUNTAIN GA 30083 |
| HOLLINGER CRYSTAL E                   | 1253 SHEPPARD PL             | STONE MOUNTAIN GA 30083 |
| HOOPER JUDY                           | 1113 SHERRINGTON DR          | STONE MOUNTAIN GA 30083 |
| DAWSON GRANT                          | 1169 SHERRINGTON DR          | STONE MOUNTAIN GA 30083 |
| SHERRINGTON 1225 STONE MOUNTAIN TRUST | 4426 HUGH HOWELL RD # 200    | TUCKER GA 30084         |
| BROWN JOHN                            | 1249 SHERRINGTON DR          | STONE MOUNTAIN GA 30083 |
| GUY JENNYE E                          | 1098 TO LANI DR              | STONE MOUNTAIN GA 30083 |
| HESTER JACQUELYN F                    | 1111 TO LANI DR              | STONE MOUNTAIN GA 30083 |
| BRIDGE SFR IV SEED BORROWER LLC       | 6836 MORRISON BLVD 320       | CHARLOTTE NC 28211      |
| MYERS ZELMA                           | 1228 TO LANI DR              | STONE MOUNTAIN GA 30083 |
| SFR XII ATL OWNER 1 LP                | 4645 HAWTHORNE LN NW         | WASHINGTON DC 20016     |
| YAMASA CO LTD                         | PO BOX 4090                  | SCOTTSDALE AZ 85261     |
| WASHINGTON DESMOND                    | 1255 TO LANI DR              | STONE MOUNTAIN GA 30083 |
| PENA LAZARO FUENTES                   | 1239 TO LANI DR              | STONE MOUNTAIN GA 30083 |
| AHMED LULESEGED                       | 1304 TO LANI FARM RD         | STONE MOUNTAIN GA 30083 |
| WCE HOLDINGS B LLC                    | 1165 KINGSTON DR NE          | ATLANTA GA 30342        |
| BAF 1 LLC                             | 5001 PLAZA ON THE LK STE 200 | AUSTIN TX 78746         |
| WESLEY ROZAMOND L                     | 4516 THORNWOOD CRES          | STONE MOUNTAIN GA 30083 |
| WAFER LEMNIQUE NICOLE                 | 4540 THORNWOOD CRES          | STONE MOUNTAIN GA 30083 |
| BARNAVE SEAN                          | 4543 THORNWOOD CRES          | STONE MOUNTAIN GA 30083 |
| SFR JV1 20211 BORROWER LLC            | 1508 BROOKHOLLOW DR          | SANTA ANA CA 92705      |
| DANIELS MICHAEL                       | 1190 SHEPPARD PL             | STONE MOUNTAIN GA 30083 |
| SFR XII ATL OWNER 2 LP                | 4645 HAWTHORNE LN            | WASHINGTON DC 20016     |
| EXTRA SPACE PROPERTIES TWO LLC        | 2795 E COTTONWOOD PKY # 400  | SALT LAKE CITY UT 84121 |
| HARRIS LUCILLE C                      | 1226 SHERRINGTON DR          | STONE MOUNTAIN GA 30083 |
| ARTHUR RODERICK                       | 4948 SHEILA LN               | STONE MOUNTAIN GA 30083 |
| ARTHUR KATRINIA                       | 1146 SHERRINGTON DR 32E      | STONE MOUNTAIN GA 30083 |
| BOWEN CAROLYN                         | 4610 BEXLEY DR               | STONE MOUNTAIN GA 30083 |
| MITCHELL HORACE                       | 1143 SHEPPARD PL             | STONE MOUNTAIN GA 30083 |
| DEFARES RALPH                         | 1201 SHERRINGTON DR          | STONE MOUNTAIN GA 30083 |
| HIGGINS JAMIE                         | 1217 SHERRINGTON DR          | STONE MOUNTAIN GA 30083 |
| RENSHAW LEEOMIE                       | 1106 TO LANI DR              | STONE MOUNTAIN GA 30083 |

|   |                               |                           |
|---|-------------------------------|---------------------------|
| MITCHELL CAROLYN                        | 1122 TO LANI DR               | STONE MOUNTAIN GA 30083   |
| CALHOUN DWIGHT                          | 1252 TO LANI DR               | STONE MOUNTAIN GA 30083   |
| MATTHEWS HENRY J                        | 1268 TO LANI DR               | STONE MOUNTAIN GA 30083   |
| TILAYE SINKI M                          | 1292 TO LANI FARM RD          | STONE MOUNTAIN GA 30083   |
| RAMSAY BEVERLEY                         | 4276 KINGS TROOP RD           | STONE MOUNTAIN GA 30083   |
| STAR 2021 SFR1 BORROWER LP              | 591 W PUTNUM AVE              | GREENWICH CT 6830         |
| FYR SFR BORROWER LLC                    | 3505 KOGER BLVD STE 400       | DULUTH GA 30096           |
| ANDERSON GARRETT B                      | 4539 THORNWOOD CRES           | STONE MOUNTAIN GA 30083   |
| NAVARRO JOSE                            | 4529 THORNWOOD CRES           | STONE MOUNTAIN GA 30083   |
| HICKMAN MICHAEL L                       | 811 HEMINGWAY RD              | STONE MOUNTAIN GA 30088   |
| YAMASA CO LTD                           | P O BOX 4090                  | SCOTTSDALE AZ 85261       |
| NUNN ANGELO                             | 1251 TO LANI FARM RD          | STONE MOUNTAIN GA 30083   |
| MORRIS JOHN P                           | 1216 SHEPPARD PL              | STONE MOUNTAIN GA 30083   |
| MORRIS LOYSHA KHADEJA ROSE              | 4634 BEXLEY DR                | STONE MOUNTAIN GA 30083   |
| KIRWAN E E JR                           | PO BOX 64                     | AVONDALE ESTATES GA 30002 |
| VILLEGAS EZEQUIEL                       | 1253 MANNBROOK DR             | STONE MOUNTAIN GA 30083   |
| BARRERA RUTH                            | 1197 SHEPPERD PL              | STONE MOUNTAIN GA 30083   |
| IVESTER STEPHEN                         | 1215 SHEPPARD PL              | STONE MOUNTAIN GA 30083   |
| TURNER GILL SR                          | 1136 SHERRINGTON DR           | STONE MOUNTAIN GA 30083   |
| SALAS SAUL RUBIO                        | 4582 SHERRINGTON CT           | STONE MOUNTAIN GA 30083   |
| ETERNALLY GRATEFUL PRIVATE FAMILY TRUST | 3904 N DRUID HILLS RD STE 204 | DECATUR GA 30033          |
| TATUM SHIRLEY GARRETT                   | 4598 BEXLEY DR                | STONE MOUNTAIN GA 30083   |
| LOCKHART JEANETTE C                     | 1121 SHERRINGTON DR           | STONE MOUNTAIN GA 30083   |
| BOWMAN DEBORAH GOODEN ADAMS             | 1161 SHERRINGTON DR           | STONE MOUNTAIN GA 30083   |
| LAILER WYLENE NELOMS                    | 1177 SHERRINGTON DR           | STONE MOUNTAIN GA 30083   |

## Community Meeting Sign-In Sheet:

| Name (Original Name)               | User Email                    |
|------------------------------------|-------------------------------|
| Jordan Battle                      | jnb@battlelawpc.com           |
| LaTanya Laidler                    | latanyaclaidler@gmail.com     |
| Lucas Ngote                        | lucasngote62@gmai.comm        |
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| Stephanie Drake                    | stephaniedrake035@gmail.com   |
| 14042978218                        |                               |
| Judy Hollis                        | judynhollis@comcast.net       |
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| Lucas Ngote                        | lucasngote62@gmai.comm        |
| Judy Hollis                        | judynhollis@comcast.net       |
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| Derek McKay                        | derekmckay@comcast.net        |
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| Julie McKay                        | ladyjmac@comcast.net          |
| Rolinado Lee                       | rlee601@gmail.com             |
| Gladys Lee (Rolinado Lee)          | rlee601@gmail.com             |
| Judy Hollis                        | judynhollis@comcast.net       |
| Judy Hollis                        | judynhollis@comcast.net       |
| 14049758010                        |                               |
| ROBERT BROWN                       | robertwynnbrown@gmail.com     |

ROBERT BROWN  
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kim harris  
Wilma Byrd  
Wilma Byrd  
KENDRIA REEVES  
Judy Hollis  
Judy Hollis  
Michele Battle  
Michele Battle  
KENDRIA REEVES  
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kendriareeves@rocketmail.com



# Battle Law

## STATEMENT OF INTENT

and

Other Material Required by  
DeKalb County Zoning Ordinance  
For  
A Special Land Use Permit for  
a Child Care Institution in R-100

of

**i believe the children are our future, LLC.  
c/o Battle Law, P.C.**

for

**+/-0.43 Acres of Land**  
Being 1193 Sherrington Drive  
DeKalb County, Georgia and  
Parcel Nos. 15 224 09 062

Submitted for Applicant by:

Michèle L. Battle, Esq.  
Battle Law, P.C.  
Habersham at Northlake, Building J, Suite 100  
Tucker, Georgia 300384  
(404) 601-7616 Phone  
(404) 745-0045 Facsimile  
[mlb@battlelawpc.com](mailto:mlb@battlelawpc.com)



# Battle Law

## **I. LETTER OF INTENT**

i believe the children are our future, LLC. (the “Applicant”) is seeking to develop on +/- 0.43 acres of land being Tax Parcel No(s). 15 224 09 062 having frontage on 1193 Sherrington Drive (the “Subject Property”) with Child Care Institution (CCI). The Applicant is seeking a Special Land Use Permit for a Child Care Institution in R-100. The Subject Property’s land use designation is Suburban.

This document serves as a statement of intent, analysis of the criteria under the DeKalb County and contains notice of constitutional allegations as a reservation of the Applicant’s rights.

## **II. DEKALB COUNTY REZONING CRITERIA**

1. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The size of the site is adequate for the contemplated use and there is adequate land area available for the proposed use. The Applicant is seeking to use an existing single-family detached home as a CCI. The home sits on +/- 0.43 acres and is roughly 1800sqft. The State of Georgia’s CCI program requires that homes acting as CCIs have at least three (3) to four (4) bedrooms and be roughly 1800-2000sqft. The home on the Subject Property satisfies those conditions and no expansions will be needed. The existing home satisfies all required yard, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district. Therefore, the size of the site is adequate for the contemplated use and there is adequate land area available for the proposed use.

2. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use is compatible with adjacent properties and land uses and with other properties and land uses in the district. The proposed use will not create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use. The Subject Property is in the middle of an established residential subdivision. Sherrington Drive is lined with single-family detached homes. A CCI, by its nature, fits right into that environment. A CCI is a place where children with disabilities can grow up in communities surrounded by other families. They are meant to create these spaces so that the children do not have to grow up in a hospital setting, cordoned off from the rest of society. Thus, CCIs are meant to be placed in residential settings. So, the proposed use is compatible with the established residential neighborhood. Furthermore, because of its residential nature, the proposed use will not create impacts upon the adjoining properties. The CCI will not cause a great deal of traffic as only the caregivers will be coming to and from the home. There will be one caregiver



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who lives on site and another nurse who will visit during business hours. This kind of traffic mimics the existing traffic patterns for a neighborhood. Namely, families coming and going. Additionally, the CCI will not create any dust, odor, noise, smoke, or vibration uncommon to a typical residential use. Therefore, the proposed use is compatible with adjacent properties and land uses and with other properties and land uses in the district. The proposed use will not create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

3. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

There are adequate public services, public (or private) facilities, and utilities to serve the proposed use.

4. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The public street on which the use is proposed is adequate and that road's carrying capacity for the use proposed is adequate so as not to unduly increase traffic and create congestion. The use proposed will only require that two cars come and go from the Subject Property. The traffic flow will mimic a typical residential household. The road on which the Subject Property fronts is built for the typical residential family use. Therefore, the public street on which the use is proposed is adequate and that road's carrying capacity for the use proposed is adequate so as not to unduly increase traffic and create congestion.

5. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

There is adequate ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon. The Subject Property is accessible via Redan Road and South Hairston Road. The Subject Property itself has four available parking spaces including a garage. The home allows for easy access to all rooms and there are access points to the rear and front yards for handicap children. Therefore there is adequate ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon.

6. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use. The proposed use will not differ from the surrounding residential uses in this regard. Rather, the goal is for the CCI to blend into its



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residential setting. Therefore, the proposed use will not create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

7. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

8. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

The proposed use is consistent with the policies of the comprehensive plan. The Subject Property has a future land use designation of Suburban, which exists to protect established neighborhoods. The CCI does not look to destroy an established neighborhood. Rather, it is a residential use that fits right into the residential character protected by the Suburban future land use designation. Therefore, the proposed use is consistent with the policies of the comprehensive plan.

9. Whether there is adequate provision of refuse and service areas.

There is adequate provision of refuse and service areas. The Subject Property is serviced for trashed by the County.

10. Whether the length of time for which the special land use permit is granted should be limited in duration.

The length of time for which the special land use permit is granted should not be limited in duration. The Applicant plans to use the Subject Property to care for children with disabilities. In the event that the Special Land Use Permit expires due to some condition placed upon it, those children will have to be relocated, potentially back into the State's care. The unfortunate reality of this is that several children in the State's care are being placed in hotels due to lack of space within the State's control. The children will certainly be better off within the care of the Applicant at the CCI on the Subject Property. Therefore, the length of time for which the special land use permit is granted should not be limited in duration.

11. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

This proposal does not include any expansion of the existing building or any new buildings. Rather, the Applicant plans to use the existing building for the CCI. The existing building is a single-family detached home that fits the requirements for a CCI under State law. The home was built as part of a subdivision in the 1960's. The rest of the homes on Sherrington Drive are built



## Battle Law

similarly. Therefore, the size, scale and massing of the building is appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots.

12. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources. The proposed use will take place in a home that has been a part of an established neighborhood for decades. There are no historic buildings, sites, districts, or archaeological resources on the Subject Property or nearby that the Applicant is aware of.

13. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.

14. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

The proposed use would be consistent with the needs of the neighborhood or the community as a whole. The proposed use would create a space for children with disabilities to live and grow up. These children would otherwise be within the care of the State of Georgia. A CCI meets the needs of the community as a whole by removing children from the State's care, reducing the tax burden on citizens who would otherwise have to pay for the children's care, and creating a space for these children to grow up in a safe environment. Therefore, the proposed use would be consistent with the needs of the neighborhood or the community as a whole.

### **III. CONCLUSION**

For the foregoing reasons, the Applicant hereby requests that the application for a Special Land Use Permit for a Child Care Institution in R-100 be approved. The Applicant welcomes any questions and feedback from the planning staff.

### **IV. NOTICE OF CONSTITUTIONAL ALLEGATIONS AND PRESERVATION OF CONSTITUTIONAL RIGHTS**

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the



## Battle Law

Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and would be in violation of the Commerce Clause, Article I, Section 8, Clause 3 of the Constitution of the United States.

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

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

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

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

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

The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with



## Battle Law

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

---

Michele L. Battle, Esq.  
Attorney for the Applicant

## LEGAL DESCRIPTION

All that certain parcel of land situated in Land Lot 224 of the 15<sup>th</sup> District of DeKalb County, Georgia being known as Lot 16, Block A of Sherrington Subdivision, Unit One, as per plat recorded in Plat Book 51, Page 160, DeKalb County, Georgia Records, to which reference is hereby made for the purpose of incorporating the same herein.



DeKalb County  
GEORGIA

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: 5/3/23

TO WHOM IT MAY CONCERN:

(I), (WE) Monique Hardnett  
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Battle Law P.C.

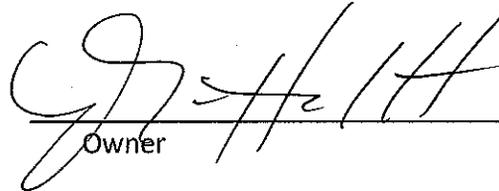
Name of Agent or Representative

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



Notary Public





Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

## DEPARTMENT OF PLANNING & SUSTAINABILITY

---

1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
  2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
  3. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
    - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
    - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
    - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
    - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
  2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.



DeKalb County  
GEORGIA

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.

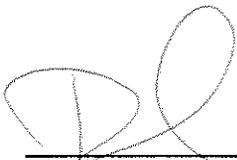
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

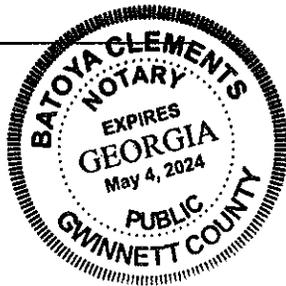
Yes \_\_\_\_\_ No X \*

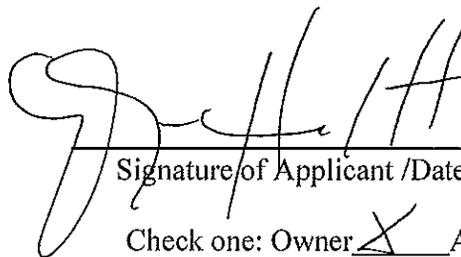
If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

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



 5/3/23  
\_\_\_\_\_  
Signature of Applicant /Date  
Check one: Owner X Agent \_\_\_\_\_

05/04/2024  
\_\_\_\_\_  
Expiration Date/ Seal

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

Certified to be a true copy  
of the original document



Record and Return to:  
Lueder, Larkin & Hunter, LLC  
4500 Hugh Howell Road, Suite 350  
Tucker, GA 30084  
File No.: GA-TK-22-0400-PUR

**LIMITED WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF DEKALB  
APN/Parcel ID: 15 224 09 062

THIS INDENTURE, made this 28th day of June, 2022, between

Lee Powell and Shushanah Powell

as party or parties of the first part, hereinafter called Grantor, and

Monique Hardnett

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that certain parcel of land situated in Land Lot 224 of the 15th District of DeKalb County, Georgia being known as Lot 16, Block A of Sherrington Subdivision, Unit One, as per plat recorded in Plat Book 51, Page 160, DeKalb County, Georgia Records, to which reference is hereby made for the purpose of incorporating the same herein.

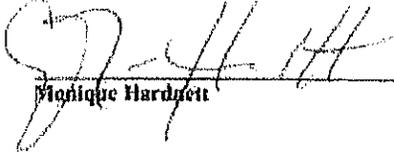
Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

Loan Number: 5005003194

MIN: 100602370002387469

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.



Monique Hardnett

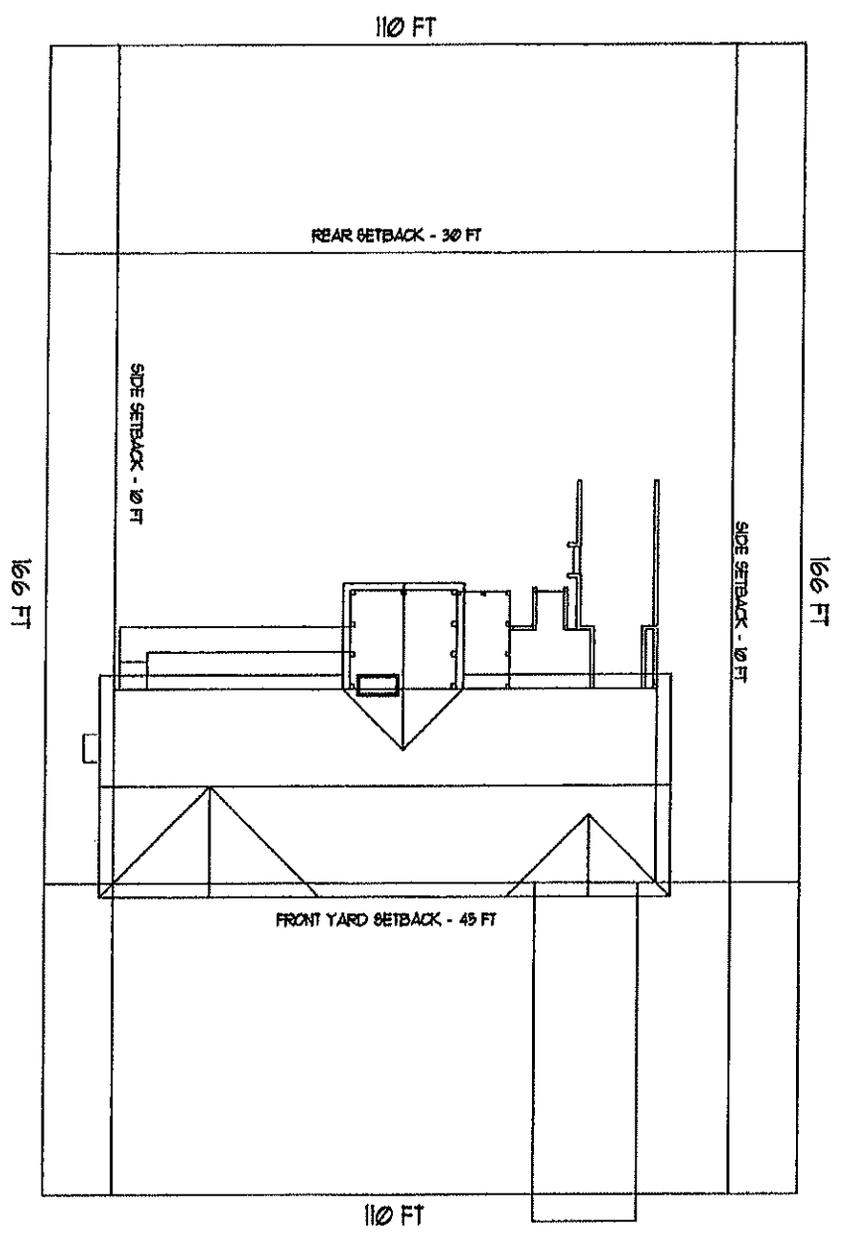
(Seal)  
-Borrower

(Seal)  
-Borrower  
(Sign Original Only)

Loan originator (Organization): Northpointe Bank; NMLS #: 447490  
Loan originator (Individual): Kerry Langley; NMLS #: 506632



ARCHITECTURAL SITE PLAN  
SCALE: 1/8" = 1'-0"



SHERRINGTON DRIVE

HARDNETT GROUP HOME  
1198 SHERRINGTON DRIVE  
STONE MOUNTAIN, GEORGIA

NOT FOR CONSTRUCTION

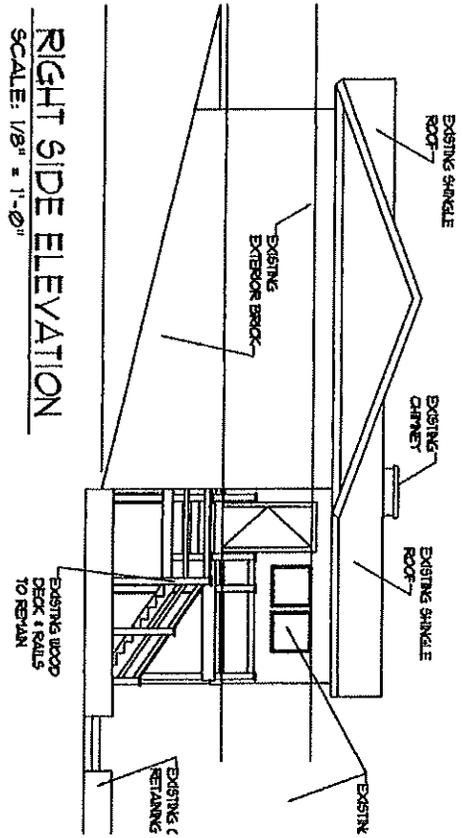
|      |  |   |  |
|------|--|---|--|
| SP-1 | ARCHITECTURAL SITE PLAN  |  | warner design group<br>7100 waters edge drive<br>stone mountain, georgia<br>404-119-1600 |
|      | HARDNETT GROUP HOME<br>1198 SHERRINGTON DRIVE<br>STONE MOUNTAIN, GEORGIA |   |  |





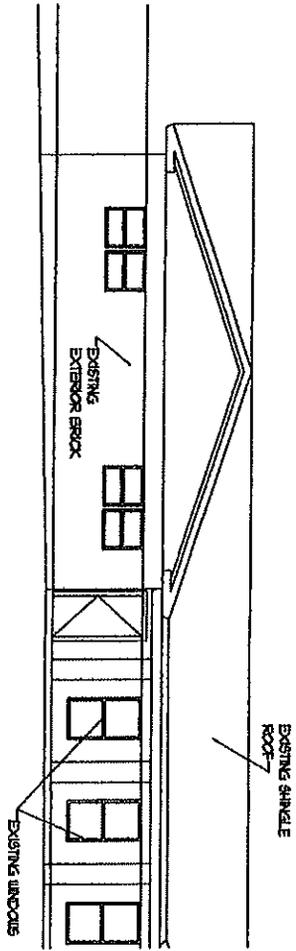
**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/8" = 1'-0"



ELEVATIONS

1750 HAZEN AVE SW  
ATLANTA, GEORGIA 30329  
STONE MOUNTAIN, GEORGIA

|    |              |
|----|--------------|
| 1  | 1/8" = 1'-0" |
| 2  | 1/8" = 1'-0" |
| 3  | 1/8" = 1'-0" |
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| 48 | 1/8" = 1'-0" |
| 49 | 1/8" = 1'-0" |
| 50 | 1/8" = 1'-0" |

Warner Design Group

1750 HAZEN AVE SW  
ATLANTA, GEORGIA 30329  
404.118.9004





**License**

**STATE OF GEORGIA**  
**REAL ESTATE APPRAISERS BOARD**

**DUSTIN G SKIDMORE**  
**337470**

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

|   |   |
|---|---|
| <p>D. SCOTT MURPHY<br/>Chairperson</p> <p>JEFF A. LAWSON<br/>Vice Chairperson</p> | <p>JEANMARIE HOLMES<br/>KEITH STONE<br/>WILLIAM A. MURRAY</p> |
|---|---|

1501242206056447

SKIDMORE, DUSTIN G  
 2670 REGENCY DR W  
 TUCKER, GA 30084

**DUSTIN G SKIDMORE**

|        |        |                              |
|--------|--------|------------------------------|
| #      | 337470 |                              |
| Status | ACTIVE | END OF RENEWAL<br>02/28/2023 |

**CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER**

THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
 Real Estate Commission  
 Suite 1000 - International Tower  
 229 Peachtree Street, N.E.  
 Atlanta, GA 30303-1605

  
**LYNN DEMPSEY**  
 Real Estate Commissioner  
 1501242206056447

**DUSTIN G SKIDMORE**

|        |        |                              |
|--------|--------|------------------------------|
| #      | 337470 |                              |
| Status | ACTIVE | END OF RENEWAL<br>02/28/2023 |

**CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER**

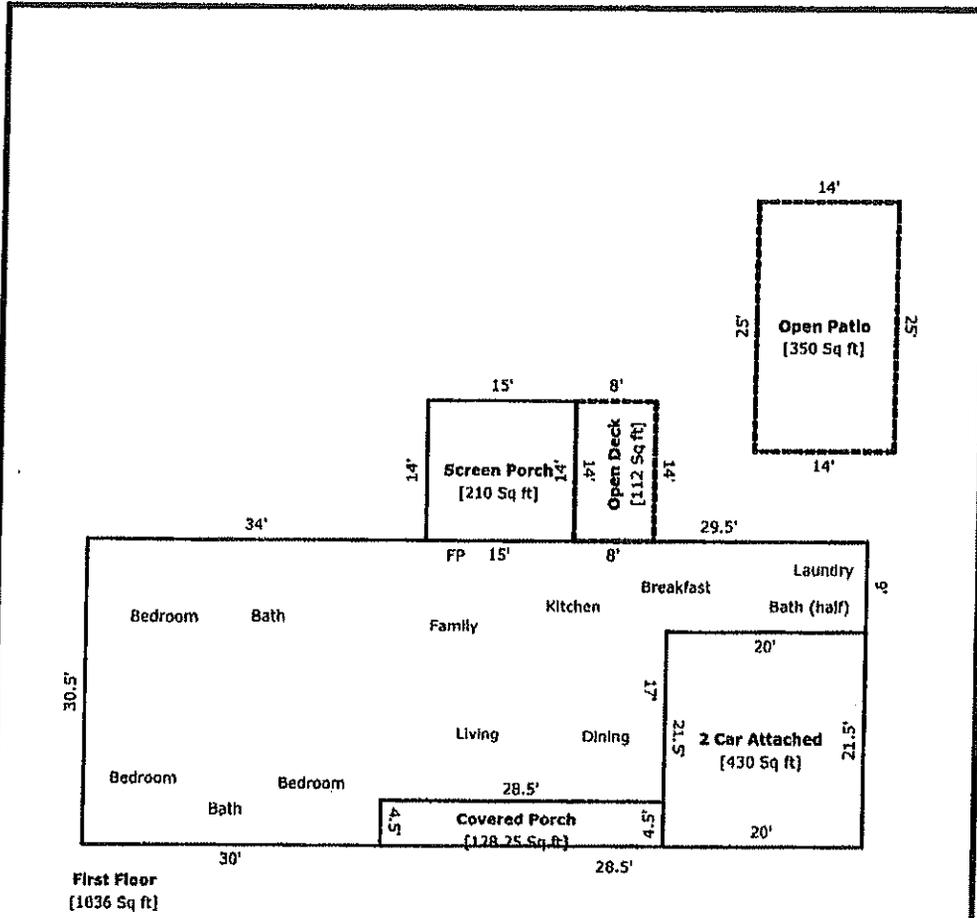
THIS LICENSE EXPIRES IF YOU FAIL TO PAY RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
 Real Estate Commission  
 Suite 1000 - International Tower  
 229 Peachtree Street, N.E.  
 Atlanta, GA 30303-1605

  
**LYNN DEMPSEY**  
 Real Estate Commissioner  
 1501242206056447

**Building Sketch (Page - 1)**

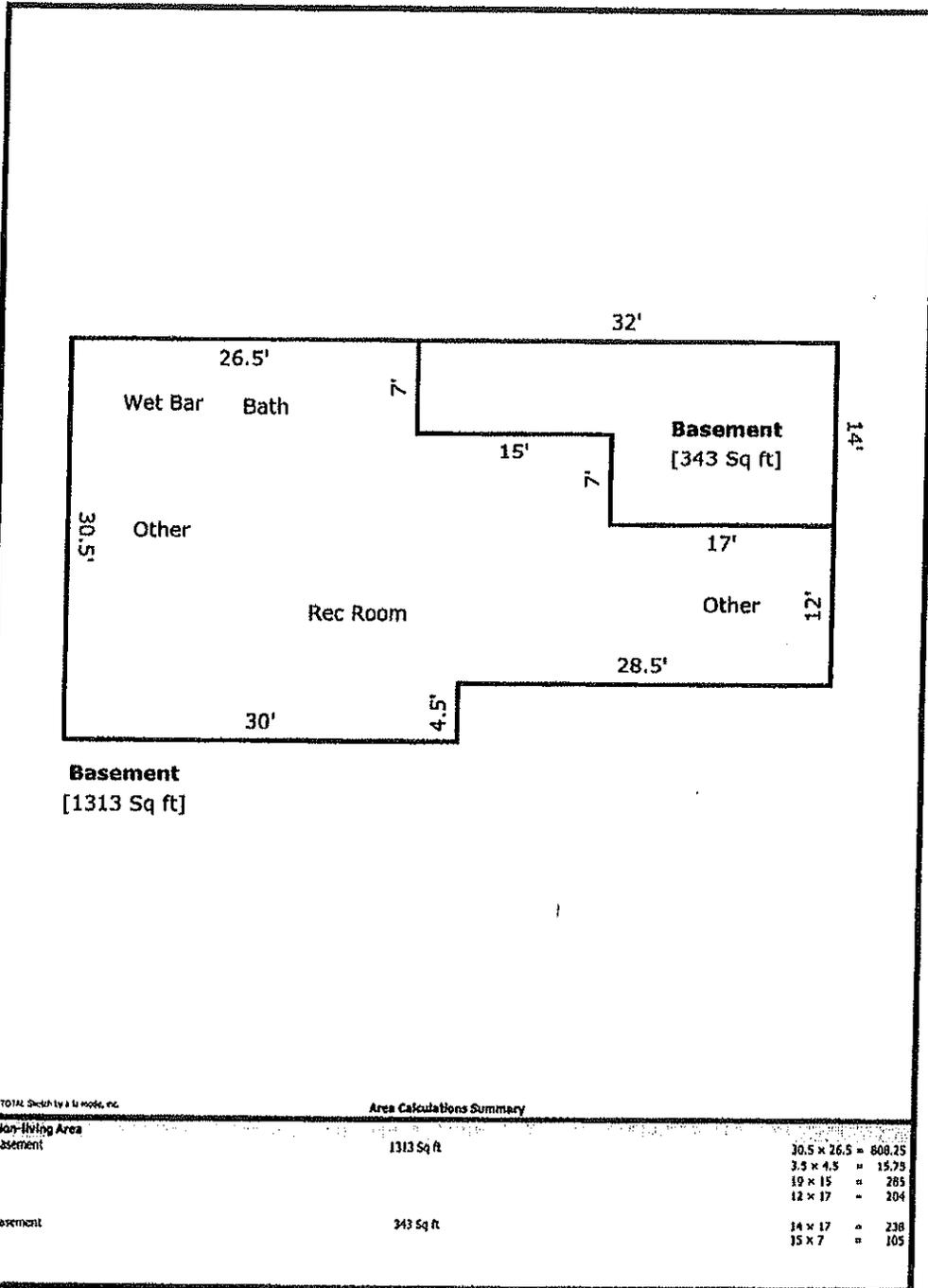
|                  |                     |       |          |
|------------------|---------------------|-------|----------|
| Borrower         | Monique Hardnett    |       |          |
| Property Address | 1193 Sherrington Dr |       |          |
| City             | County              | State | Zip Code |
| Stone Mountain   | Dekalb              | GA    | 30083    |
| Lender/Client    | Northpointe Bank    |       |          |



| TOTAL                               |                   | Area Calculations Summary |                            |
|-------------------------------------|-------------------|---------------------------|----------------------------|
| <b>Living Area:</b>                 |                   |                           | <b>Calculation Details</b> |
| First Floor                         | 1036 Sq ft        |                           | 30.5 x 30 = 915            |
|                                     |                   |                           | 26 x 28.5 = 741            |
|                                     |                   |                           | 20 x 9 = 180               |
| <b>Total Living Area (Rounded):</b> | <b>1836 Sq ft</b> |                           |                            |
| <b>Non-Living Area</b>              |                   |                           |                            |
| Covered Porch                       | 128.25 Sq ft      |                           | 4.5 x 28.5 = 128.25        |
| Screen Porch                        | 210 Sq ft         |                           | 15 x 14 = 210              |
| 2 Car Attached                      | 430 Sq ft         |                           | 20 x 21.5 = 430            |
| Open Deck                           | 112 Sq ft         |                           | 14 x 8 = 112               |
| Open Patio                          | 350 Sq ft         |                           | 14 x 25 = 350              |

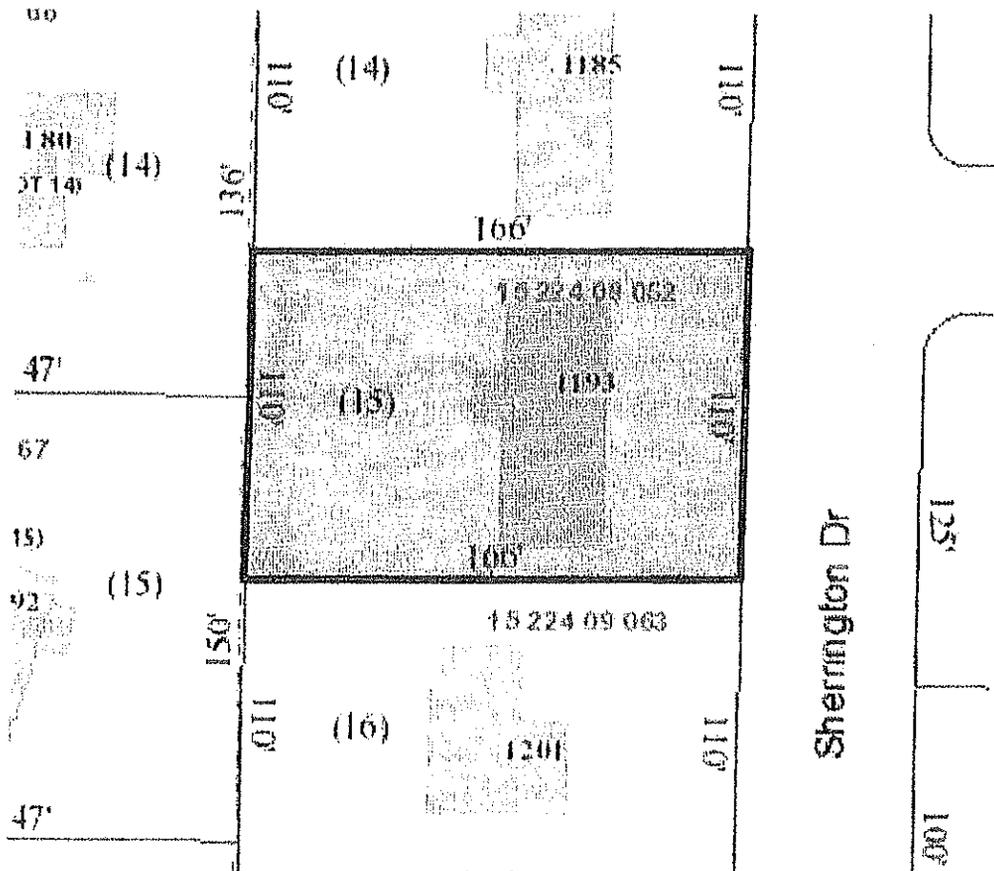
**Building Sketch (Page - 2)**

|                  |                     |        |                   |
|------------------|---------------------|--------|-------------------|
| Borrower         | Monique Hardnett    |        |                   |
| Property Address | 1193 Sharrington Dr |        |                   |
| City             | Stone Mountain      | County | Dekalb            |
| Lender/Client    | Northpointe Bank    | State  | GA Zip Code 30083 |



**Plat Map**

|                  |                     |       |          |
|------------------|---------------------|-------|----------|
| Borrower         | Monique Hardnett    |       |          |
| Property Address | 1193 Sherrington Dr |       |          |
| City             | County              | State | Zip Code |
| Stone Mountain   | Dekalb              | GA    | 30083    |
| Lender/Client    | Northpointe Bank    |       |          |



**Market Conditions Addendum to the Appraisal Report**

FHAVA Case No. 106-4376027  
106-4376027  
File No. 22R-1010 AA

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address: **1193 Sherrington Dr** City: **Stone Mountain** State: **GA** ZIP Code: **30083**  
Buyer: **Monique Hardnett**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

| Inventory Analysis                                 | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend                                  |  |   |
|--|-------------------|------------------|--------------------|--|--|---|
| Total # of Comparable Sales (Set/lot)              | 8                 | 2                | 2                  | Increasing                                     | Stable                                     | <input checked="" type="checkbox"/> Declining |
| Absorption Rate (Total Sales/Months)               | 1.33              | 0.67             | 0.67               | Increasing                                     | Stable                                     | <input checked="" type="checkbox"/> Declining |
| Total # of Comparable Active Listings              | 8                 | 3                | 1                  | <input checked="" type="checkbox"/> Declining  | Stable                                     | Increasing                                    |
| Months of Housing Supply (Total Listings/Abs.Rate) | 6.0               | 4.8              | 1.5                | <input checked="" type="checkbox"/> Declining  | Stable                                     | Increasing                                    |
| Median Sale & List Price, DOM, Sale/List %         | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend                                  |  |   |
| Median Comparable Sale Price                       | 301,000           | 308,000          | 311,000            | <input checked="" type="checkbox"/> Increasing | Stable                                     | Declining                                     |
| Median Comparable Sales Days on Market             | 11                | 15               | 12                 | Declining                                      | <input checked="" type="checkbox"/> Stable | Increasing                                    |
| Median Comparable List Price                       | 299,000           | 305,000          | 309,000            | <input checked="" type="checkbox"/> Increasing | Stable                                     | Declining                                     |
| Median Comparable Listings Days on Market          | 11                | 15               | 12                 | Declining                                      | <input checked="" type="checkbox"/> Stable | Increasing                                    |
| Median Sale Price as % of List Price               | 100%              | 100%             | 100%               | Increasing                                     | <input checked="" type="checkbox"/> Stable | Declining                                     |

Seller (Developer, builder, etc.) paid financial assistance prevalent?  Yes  No  
 Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 6%, increasing use of buydowns, closing costs, condos fees, options, etc.).  
 It appears that sellers are paying closing costs up to 4%. Anything higher is considered excessive and adjustments are noted.

Are foreclosure sales (REO sales) a factor in the market?  Yes  No If yes, explain (including the trends in listings and sales of foreclosed properties):  
 Foreclosures are not impacting this market.

Data sources for above information: **FMLS**

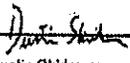
Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.  
 There is currently a limited supply of available homes leading to a 3% increase in values over the last 6 months, or an approximate 1/2% per month time of sale adjustment noted for Comparables with contracts outside of 3 months.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: \_\_\_\_\_

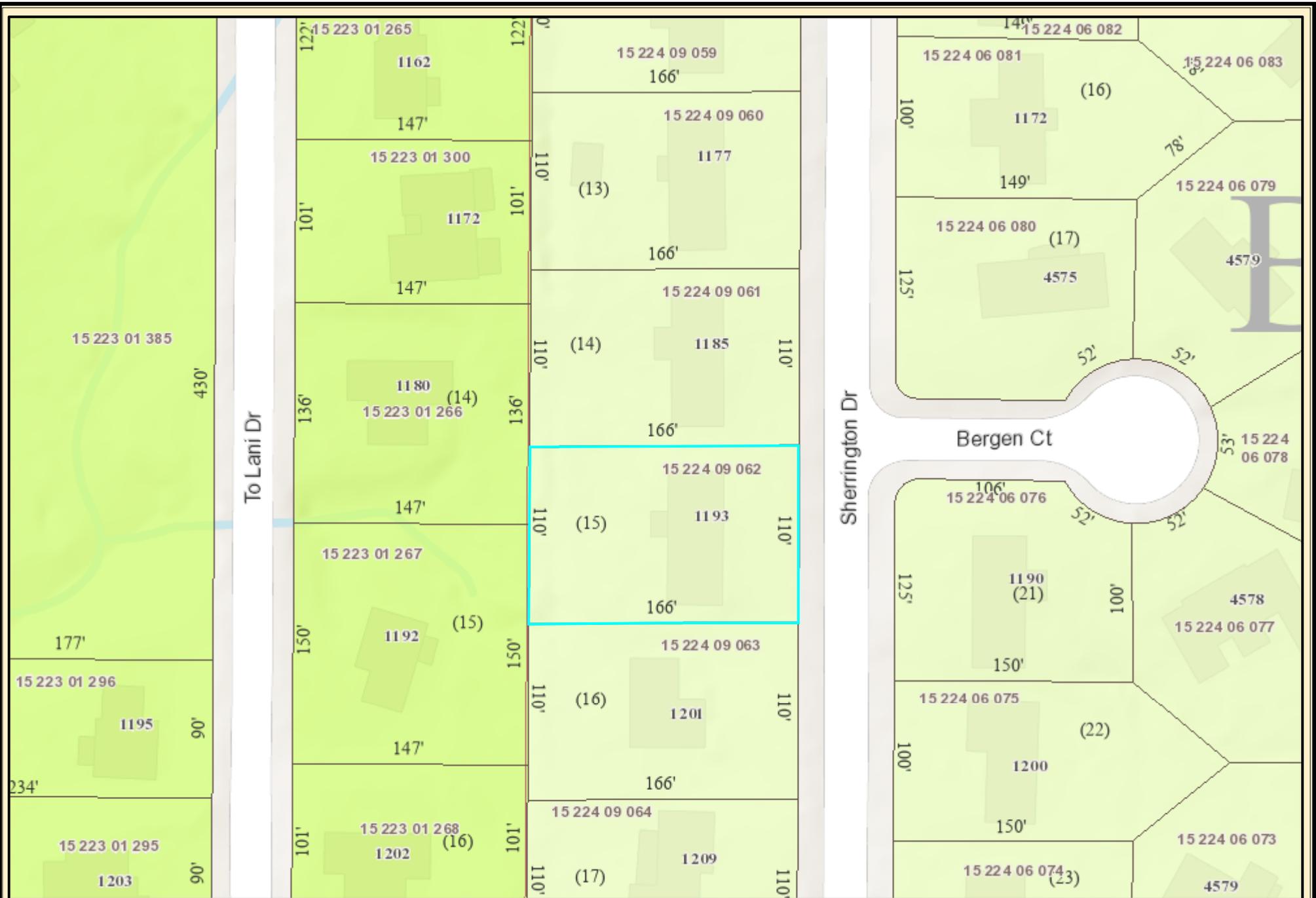
| Subject Project Data                            | Prior 7-12 Months | Prior 4-6 Months | Current - 3 Months | Overall Trend |        |            |
|---|-------------------|------------------|--------------------|---------------|--------|------------|
| Total # of Comparable Sales (Set/lot)           |                   |                  |                    | Increasing    | Stable | Declining  |
| Absorption Rate (Total Sales/Months)            |                   |                  |                    | Increasing    | Stable | Declining  |
| Total # of Active Comparable Listings           |                   |                  |                    | Declining     | Stable | Increasing |
| Months of List Supply (Total Listings/Abs.Rate) |                   |                  |                    | Declining     | Stable | Increasing |

Are foreclosure sales (REO sales) a factor in the project?  Yes  No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature:   
 Appraiser Name: **Dustin Skidmore**  
 Company Name: **The Appraisal Group, Res., Inc.**  
 Company Address: **2488 Landeau Cir, Tucker, GA 30084**  
 State License/Certification #: **CR337470** State: **GA**  
 Email Address: **skidmore.dustin@gmail.com**

Signature: \_\_\_\_\_  
 Supervisory Appraiser Name: \_\_\_\_\_  
 Company Name: \_\_\_\_\_  
 Company Address: \_\_\_\_\_  
 State License/Certification #: \_\_\_\_\_ State: \_\_\_\_\_  
 Email Address: \_\_\_\_\_



# DeKalb County Parcel Map



Date Printed: 6/30/2023



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**Questionnaire Feedback Results From Neighbors Who Lives within 500 feet of the Location**

Neighbors that live WITHIN 500 FEET OF where we live

Questionnaire

1. How long have you been our neighbors? *one (1) year*

2. Have we had any problems with the police at this address, that you know of? Yes  No

3. Do we cause a nuisance to our neighbors? Yes  No

4. Have noise or traffic ever been a problem at this address? Yes  No

5. Do we have 6 kids that live here with us?  Yes  No

6. Did we have children here that lives with us that are fragile and /or handicap? Yes  No

7. Are we a part of the same community as 1193 Sherrington Dr?  Yes  No

8. Is my 17-year-old respectful and polite and have good conversation in your presence?  Yes  No

9. Have you personally had any problems out of any of my kids at this residence? Yes  No

Print Name: Alicia M. Dgunti

Address: 1260 Sheppard Ct. Stone Mountain GA 30083

Signature: AO



Neighbors that live in our cul-de-sac/ next door neighbors'

Questionnaire

- 1. How long have you been living next door to us? *Over 20yrs*
- 2. Have we had any problems with the police at this address? Yes  No
- 3. Do we cause a nuisance to our neighbors? Yes  No
- 4. Have noise or traffic ever been a problem at this address? Yes  No
- 5. Do we have 6 kids that live here with us?  Yes No
- 6. Did we have children here that lives with us that are fragile and /or handicap?  Yes No
- 7. Are we a part of the same community as 1193 Sherrington Dr?  Yes No
- 8. Is my 17-year-old respectful and polite and have good conversation in your presence? *Very loveable*  Yes No
- 9. Did you even know that my 17-year-old had mental diagnoses? Yes  No
- 10. Have my 17-year-old ever cleaned your yard and was paid for it, and did he do a great job? Yes  No
- 11. Have you personally had any problems out of any of my kids at this residence? Yes  No
- 12. Do you feel secure and more protected knowing that Victor Rodriguez live next door to you?  Yes No

Print Name: Velda Long

Address: 1254 Sheppard Pl Stone Mountain GA . 30083

Signature: *Velda Long*

To Whom It May Concern:

My name is Bobby Croft and I'm writing this character reference for Monique Hardnett & Victor Rodriguez. Having known both on a personal and business basis for over 10 years, I feel I am the right person to speak on their amazing character.

Monique and Victor are reliable individuals who are dedicated to helping children in need. They help these kids achieve their goals, going above and beyond to assist them, which I feel will be a crucial characteristic that is irreplaceable. In addition, they have opened their house up to foster children in need for a few years now, showing them tons of love and support.

Therefore, I fully support their dream to open a facility for even more children. They are doing the community a great service and working for the greater good.

Please contact me on [bobbycroft@gmail.com](mailto:bobbycroft@gmail.com) or 678-333-8297 if you would like any more information.

Yours Faithfully,

  
Bobby Croft



Neighbors that live directly behind us

Questionnaire

- 1. How long have you been living behind us? 25+ yrs.
- 2. Have we had any problems with the police at this address that you know of? Yes  No
- 3. Do we cause a nuisance to our neighbors? Yes  No
- 4. Have noise or traffic ever been a problem at this address that you know of? Yes  No
- 5. Did you know we were foster parents for fragile/handicap children? Yes  No
- 6. Are we a part of the same community as 1193 Sherrington Dr? Yes  No
- 7. Have you personally had any problems out of any of my kids at this residence? Yes  No
- 8. What is the connection you have/had with this neighbor?

Very friendly - like family  
Long time friends beautiful kids/well trained

Print Name: MARTHA CLARK

Address: 4618 Bexley Way

Signature: Martha Clark



Neighbors that live WITHIN 500 FEET OF where we live  
Questionnaire

1. How long have you been our neighbors?
2. Have we had any problems with the police at this address, that you know of?
3. Do we cause a nuisance to our neighbors?
4. Have noise or traffic ever been a problem at this address?
5. Do we have 6 kids that live here with us?
6. Did we have children here that lives with us that are fragile and /or handicap?
7. Are we a part of the same community as 1193 Sherrington Dr?
8. Is my 17-year-old respectful and polite and have good conversation in your presence?
9. Have you personally had any problems out of any of my kids at this residence?

Yes  No   
 Yes  No   
 Yes  No   
 Yes  No   
 Yes  No   
 Yes  No   
 Yes  No

my children play with their children daily.

Print Name: Schellby Fasel - 317-600-41816

Address: 4633 Boxley Dr. Stone Mtn, GA

Signature: Schellby Fasel

↓ The kids are never loud, or disrespectful  
 They are well mann-ered, well cared for  
 children, in an obviously LOWING environment.

Schellby68@hotmail.com