



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

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

STAFF ANALYSIS

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

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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**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 OR
JOHN REID 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:

Sewer cap requirement depends on scope of work

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

6/16/2023

N.9

SLUP-23-1246463 / 15 224 09 062

1193 Sherrington Drive

☐ Amendment

- Review general comment.

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.

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 and 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). 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) 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 and 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). (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). 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) 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) 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). 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) 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). 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) 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). 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. 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) 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.



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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

- Storm Water Management

- Flood Hazard Area/Wetlands

- Landscaping/Tree Preservation

- Tributary Buffer



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JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SL 02-23-1246463 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) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

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

COMMENTS:

Did not see any traffic engineering concerns at this time.

Signature: Justin Russell



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): _____

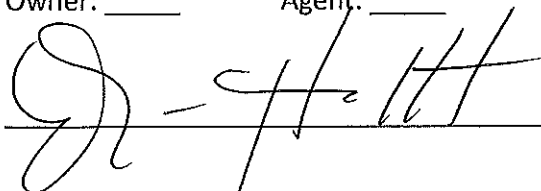
To allow for a child care institution for 4-6 children .

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

Owner: X

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 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

- boundaries of subject property;
- dimensioned access points and vehicular circulation drives;
- location of all existing and proposed buildings, structures, setbacks and parking;
- location of 100-year floodplain and any streams;
- notation of the total acreage or square footage of the subject property;
- landscaping, tree removal and replacement, buffer(s); and
- 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@battlawpc.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

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

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

TUCKER TAYATA
PSATL63 4578 SHERRINGTON CT LLC
MUKONGO JULES
HOLLINGER CRYSTAL E
HOOPER JUDY
DAWSON GRANT
SHERRINGTON 1225 STONE MOUNTAIN TRUST
BROWN JOHN
GUY JENNYE E
HESTER JACQUELYN F
BRIDGE SFR IV SEED BORROWER LLC
MYERS ZELMA
SFR XII ATL OWNER 1 LP
YAMASA CO LTD
WASHINGTON DESMOND
PENA LAZARO FUENTES
AHMED LULESEGED
WCE HOLDINGS B LLC
BAF 1 LLC
WESLEY ROZAMOND L
WAFFER LEMNIQUE NICOLE
BARNAVE SEAN
SFR JV1 20211 BORROWER LLC
DANIELS MICHAEL
SFR XII ATL OWNER 2 LP
EXTRA SPACE PROPERTIES TWO LLC
HARRIS LUCILLE C
ARTHUR RODERICK
ARTHUR KATRINIA
BOWEN CAROLYN
MITCHELL HORACE
DEFARES RALPH
HIGGINS JAMIE
RENSHAW LEEOMIE

1164 SHERRINGTON DR
40 TECHNOLOGY PKWY S # 300
4583 BEXLEY DR
1253 SHEPPARD PL
1113 SHERRINGTON DR
1169 SHERRINGTON DR
4426 HUGH HOWELL RD # 200
1249 SHERRINGTON DR
1098 TO LANI DR
1111 TO LANI DR
6836 MORRISON BLVD 320
1228 TO LANI DR
4645 HAWTHORNE LN NW
PO BOX 4090
1255 TO LANI DR
1239 TO LANI DR
1304 TO LANI FARM RD
1165 KINGSTON DR NE
5001 PLAZA ON THE LK STE 200
4516 THORNWOOD CRES
4540 THORNWOOD CRES
4543 THORNWOOD CRES
1508 BROOKHOLLOW DR
1190 SHEPPARD PL
4645 HAWTHORNE LN
2795 E COTTONWOOD PKY # 400
1226 SHERRINGTON DR
4948 SHEILA LN
1146 SHERRINGTON DR 32E
4610 BEXLEY DR
1143 SHEPPARD PL
1201 SHERRINGTON DR
1217 SHERRINGTON DR
1106 TO LANI DR

[illegible]

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
LAIDLER WYLENE NELOMS	1177 SHERRINGTON DR	STONE MOUNTAIN GA 30083

Community Meeting Sign-In Sheet:

Name (Original Name)	User Email
Jordan Battle	jnb@battlelawpc.com
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Lucas Ngote	lucasngote62@gmail.com
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14042978218	
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Gladys Lee	galee1@gmail.com
Lee (Gladys Lee)	galee1@gmail.com
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Julie McKay	ladyjmac@comcast.net
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Wilma Byrd

Wilma Byrd

KENDRIA REEVES

Judy Hollis

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kendriareeves@rocketmail.com



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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
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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 trash 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



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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



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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



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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 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.

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:

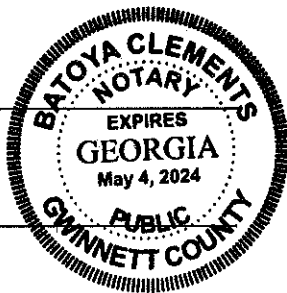
Battle Law P.C.

Name of Agent or Representative

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



Notary Public

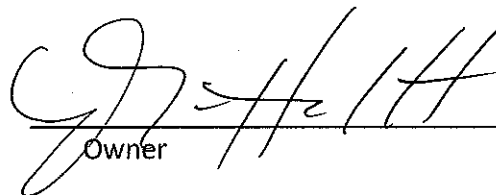


Notary Public

Notary Public

Notary Public

Notary Public



Owner

Owner

Owner

Owner

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.

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.

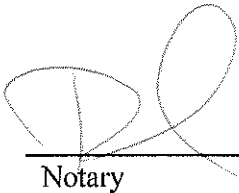
Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

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

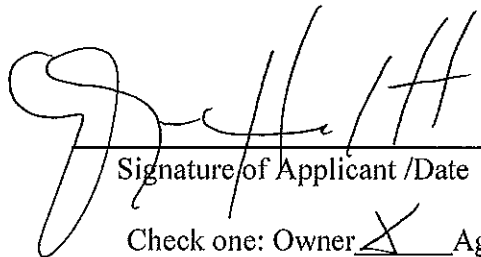
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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 09 082

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 15, 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.

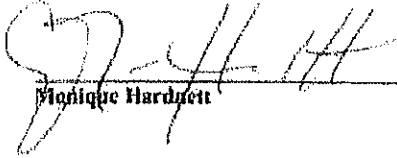
Subject to all easements and restrictions of record.

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: 100802370002387469

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

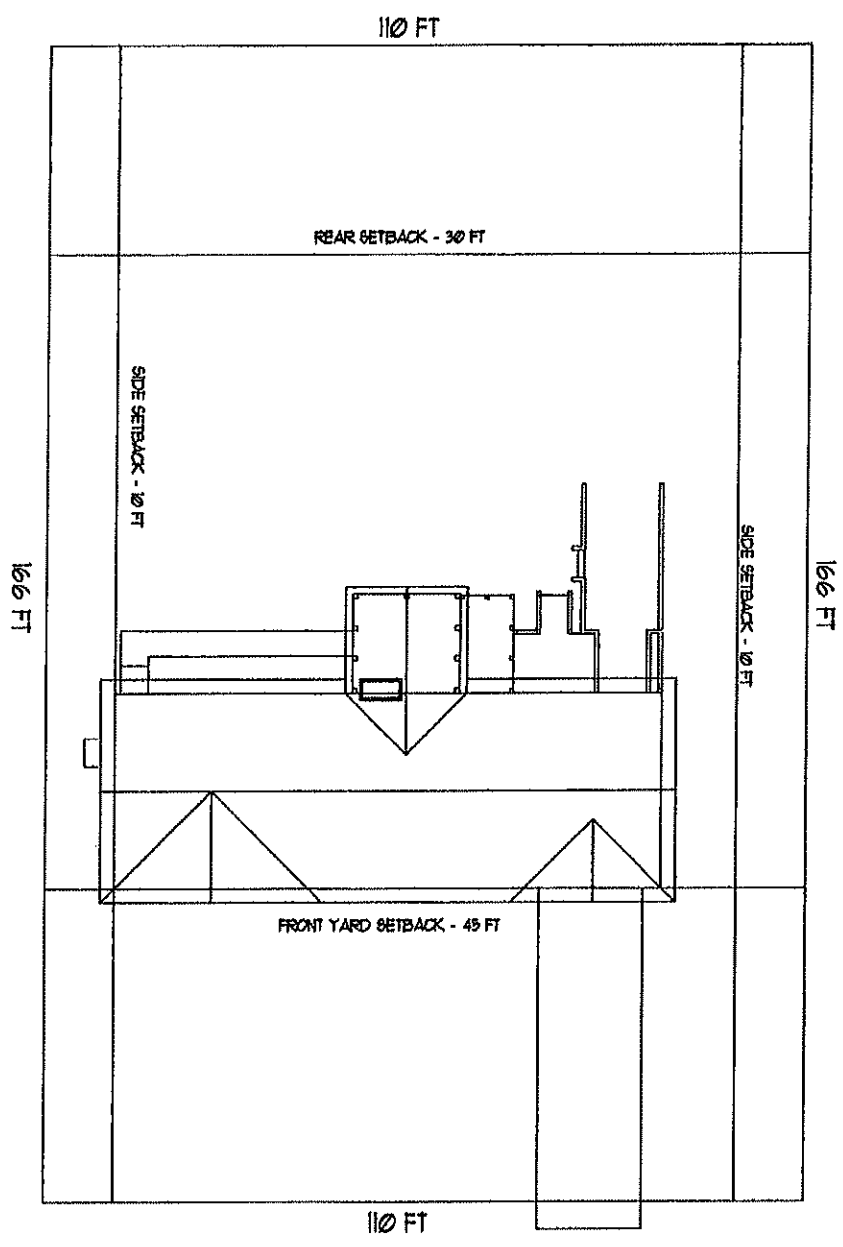
Loan originator (Individual): Kerry Langley; NMLS #: 506632



ARCHITECTURAL SITE PLAN

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

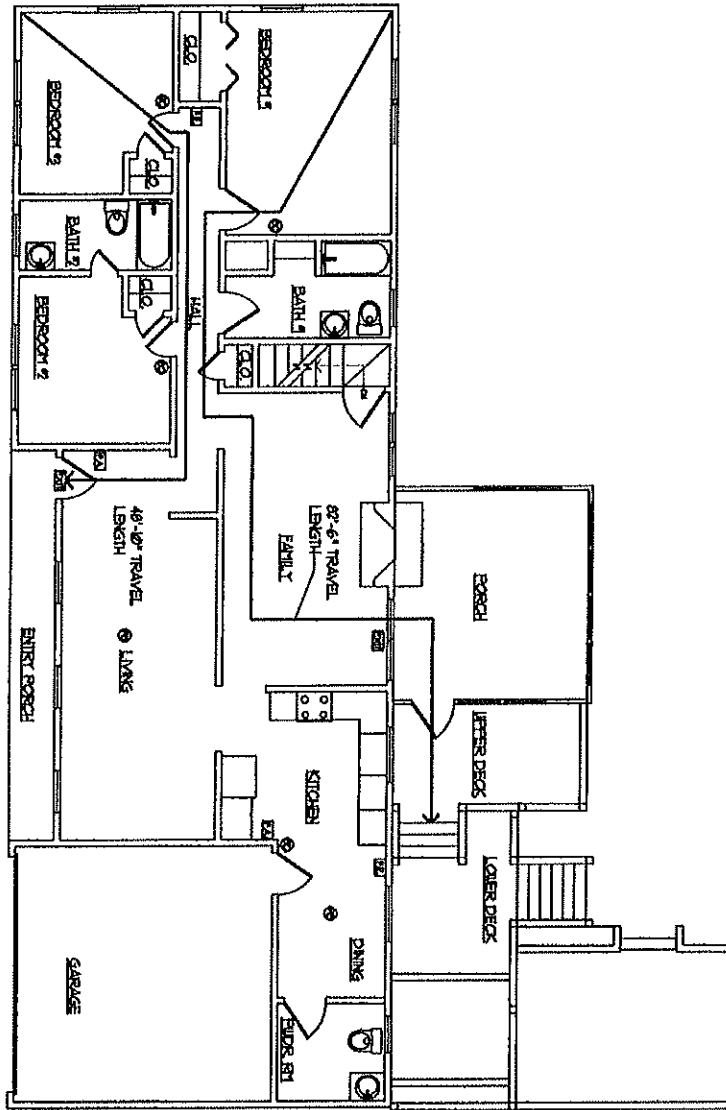
HARDNETT GROUP HOME
1193 SHERRINGTON DRIVE
STONE MOUNTAIN, GEORGIA



SHERRINGTON DRIVE

NOT FOR CONSTRUCTION

SP-1	ARCHITECTURAL SITE PLAN	<p>warner design group</p> <p>7100 meters edge drive stone mountain, Georgia 404-719-4004</p>
	<p>HARDNETT GROUP HOME</p> <p>1193 SHERRINGTON DRIVE</p> <p>STONE MOUNTAIN, GEORGIA</p>	



UPPER FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"

SMOKE DETECTOR

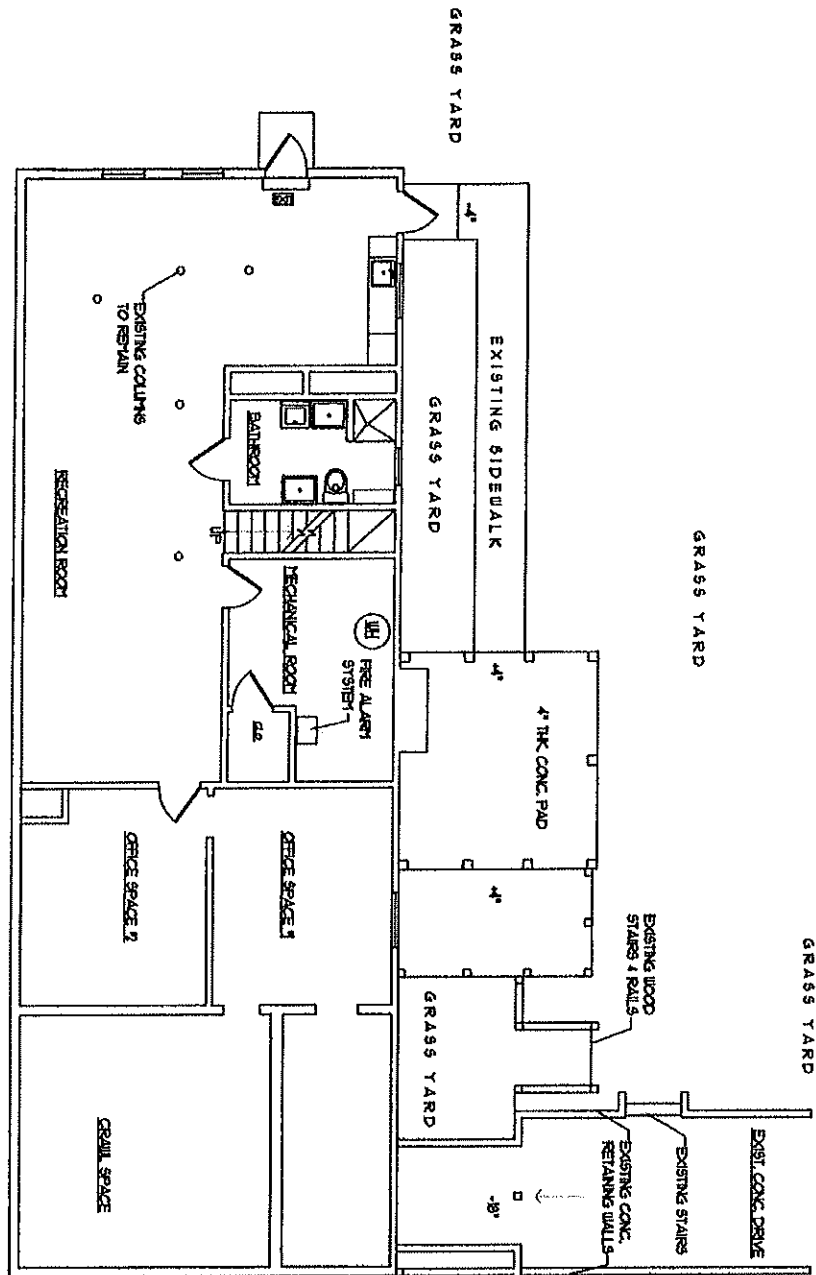
- ⊙ SMOKE DETECTOR
- ⊕ FIRE BELL
- Ⓜ FIRE ALARM
- Ⓜ FIRE EXTINGUISHER
- Ⓜ EXIT SIGN - HARD WIRED

NOT FOR CONSTRUCTION

THIS DOCUMENT IS THE PROPERTY OF WARNER DESIGN GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WARNER DESIGN GROUP. © 2010 WARNER DESIGN GROUP

NO.	DESCRIPTION	DATE	BY	CHKD.
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7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

warner design group
7155 noters edge drive
dallas, texas 75248
404.115.9000



LOWER PLAN

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

SMOKE DETECTOR

Smoke Detector

Fire Bell

Fire Alarm

Fire Extinguisher

Exit Sign - Hard Wired

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NOT FOR CONSTRUCTION

LOWER PLAN
 WARREN GROUP HOME
 1400 CHERRINGTON DRIVE
 STONE MOUNTAIN, GEORGIA

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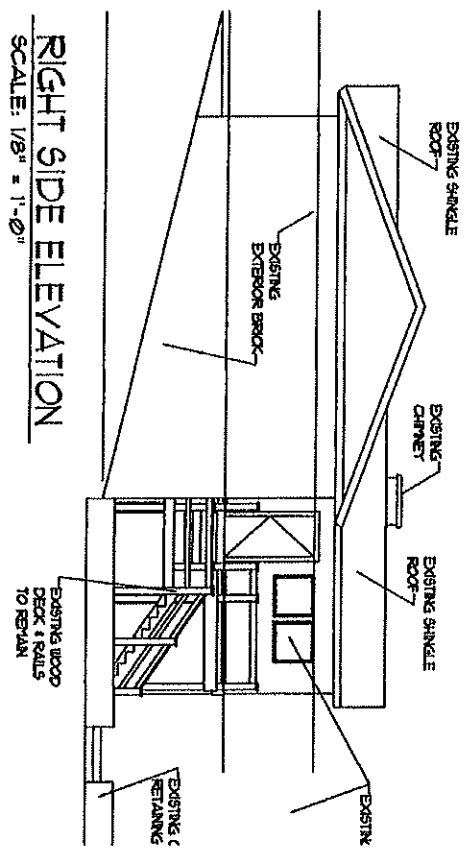
warner design group

1188 noters edge drive
 stone mountain, georgia
 404-115-2004

1188 noters edge drive
 stone mountain, georgia
 404-115-2004

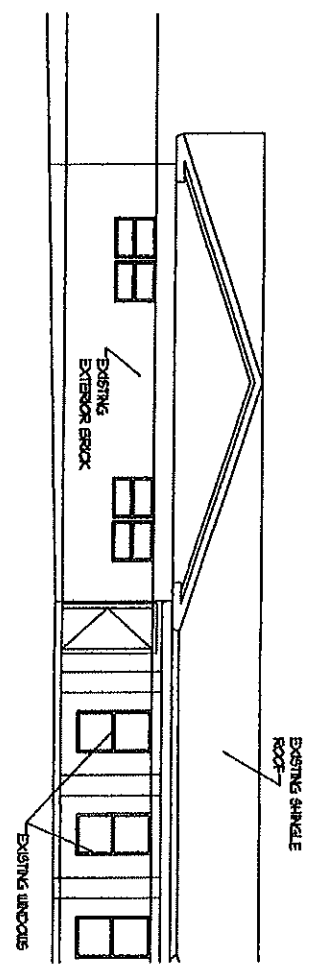
RIGHT SIDE ELEVATION

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



FRONT ELEVATION

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



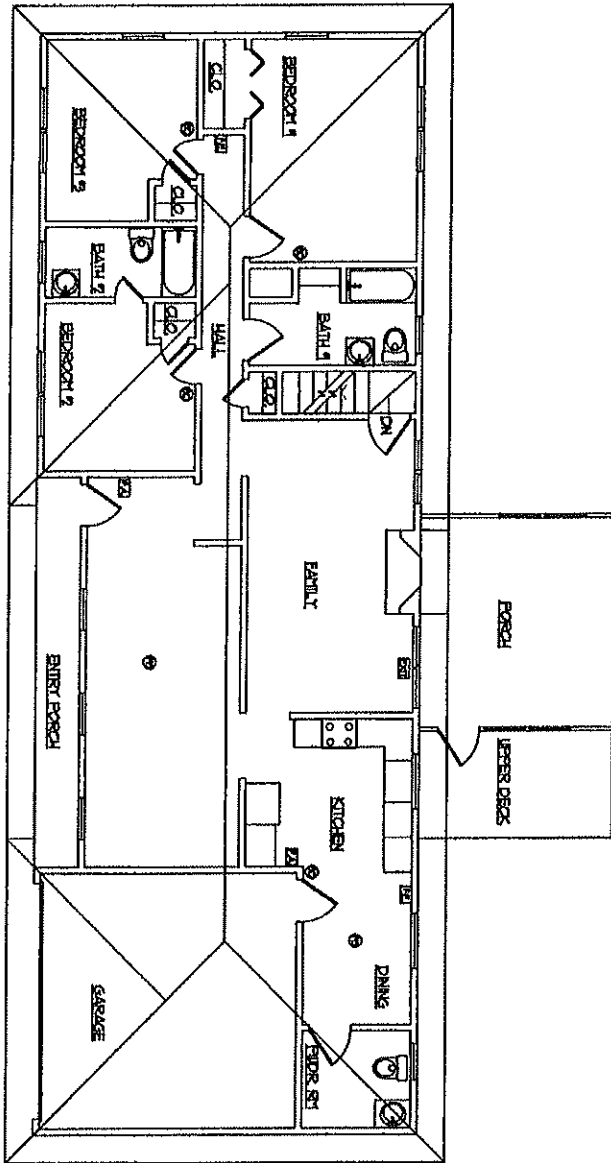
ELEVATIONS

1417 HENRY STREET HOME
1417 HENRY STREET
STONE MOUNTAIN, GEORGIA

Warner Design Group

7150 HENRY STREET
STONE MOUNTAIN, GEORGIA
4041181904

A
2
m



UPPER FLOOR PLAN
SCALE: 1/8" = 1'-0"

- SMOKE DETECTOR**
- ⊙ SMOKE DETECTOR
 - ⊙ FIRE BELL
 - ⊙ FIRE ALARM
 - ⊙ FIRE EXTINGUISHER
 - ⊙ EXIT SIGN - HARD WIRE

NOT FOR CONSTRUCTION

UPPER FLOOR PLAN
WARNER DESIGN GROUP HOME
HARRINGTON DRIVE
STONE MOUNTAIN, GEORGIA

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3	REVISED TO SHOW CHANGES	10/1/00
4	REVISED TO SHOW CHANGES	10/1/00
5	REVISED TO SHOW CHANGES	10/1/00
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8	REVISED TO SHOW CHANGES	10/1/00
9	REVISED TO SHOW CHANGES	10/1/00
10	REVISED TO SHOW CHANGES	10/1/00

warner design group

7155 meters edge drive
stone mountain, Georgia
404-118-1900

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

Floor plan of the second floor showing the following areas and features:

- RECREATION ROOM**: Large open area on the left side.
- BATHROOM**: Located between the Recreation Room and the Mechanical Room.
- MECHANICAL ROOM**: Contains stairs and is labeled with a circled 'M'.
- OFFICE SPACE #1**: Located below the Mechanical Room, with a travel length of 10'-0".
- OFFICE SPACE #2**: Located to the left of Office Space #1, with a travel length of 10'-0".
- CRAM SPACE**: Two small rectangular areas, one at the bottom left and one at the bottom right.
- Travel Lengths**: Indicated for the corridors leading to Office Space #1 and Office Space #2.
- North Arrow**: Located in the bottom right corner, pointing towards the top of the page.

SMOKE DETECTOR

- ② SMOKE DETECTOR
- ③ FIRE BELL
- ④ FIRE ALARM
- ⑤ FIRE EXTINGUISHER
- ⑥ EXIT SIGN - HARD WIRE


THIS PLAN IS NOT GUARANTEED TO BE CORRECT OR REPRESENTATIVE. APPROVED FOR THE DESIGN AND CONSTRUCTION OF THIS PLAN BY THE ARCHITECT AND THE ENGINEER. THE ARCHITECT AND THE ENGINEER ARE NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE USER OF THIS PLAN.

A-12

BASEMENT EGRESS PLAN

HARDNETT GROUP HOME
1143 SHEARRINGTON DRIVE
STONE MOUNTAIN, GEORGIA

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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warner design group
7188 meliers edge drive
stone mountain, georgia
404*718*8004

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.	
D. SCOTT MURPHY Chairperson JEFF A. LAWSON Vice Chairperson	JEANMARIE HOLMES KEITH STONE WILLIAM A. MURRAY
1501242206056447	

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

DUSTIN G SKIDMORE
 # 337470
 Status ACTIVE
 END OF RENEWAL 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 02/28/2023
 CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY
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State of Georgia
 Real Estate Commission
 Suite 1000 - International Tower
 229 Peachtree Street, N.E.
 Atlanta, GA 30303-1605

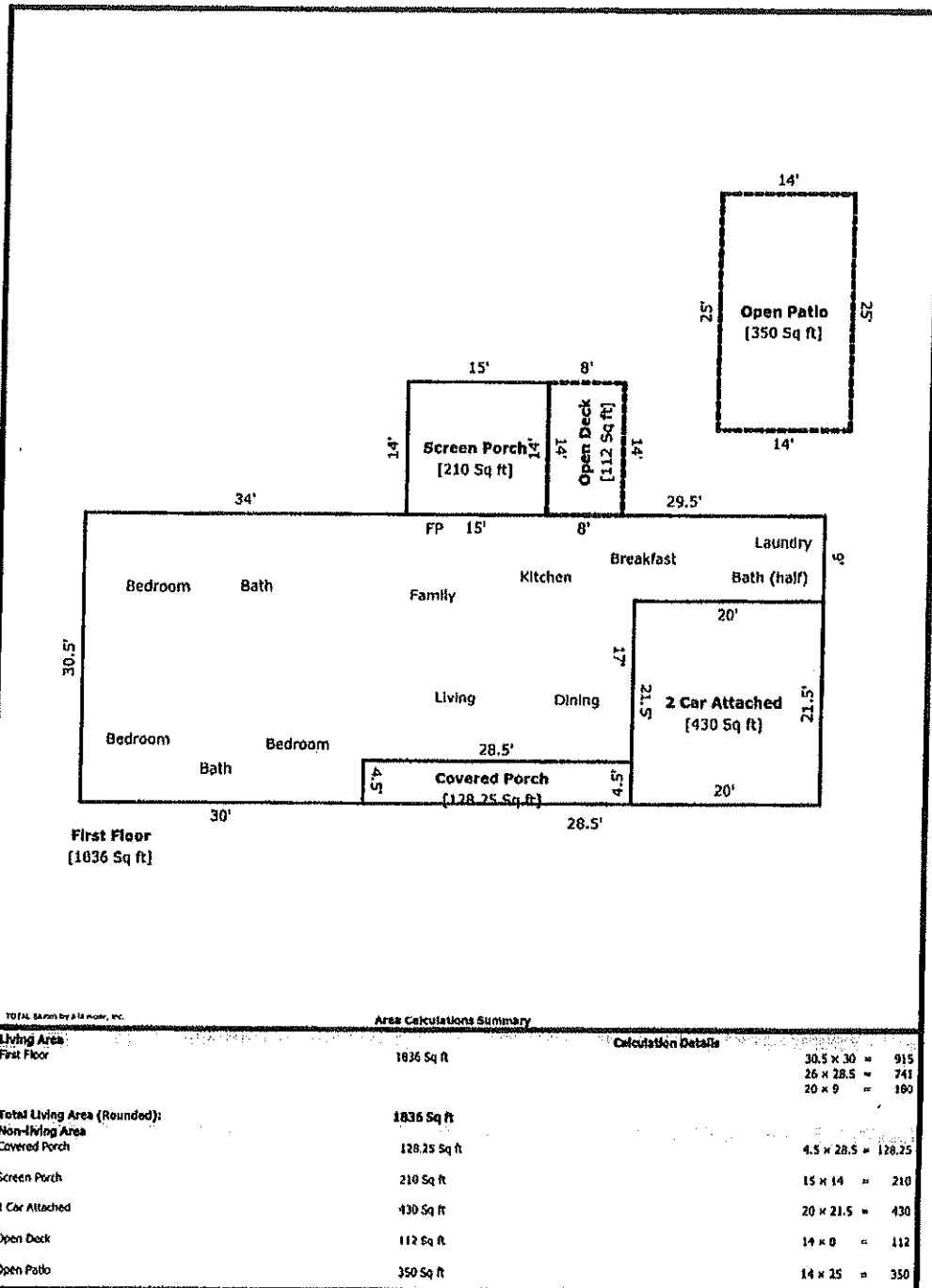


LYNN DEMPSEY
 Real Estate Commissioner

1501242206056447

Building Sketch (Page - 1)

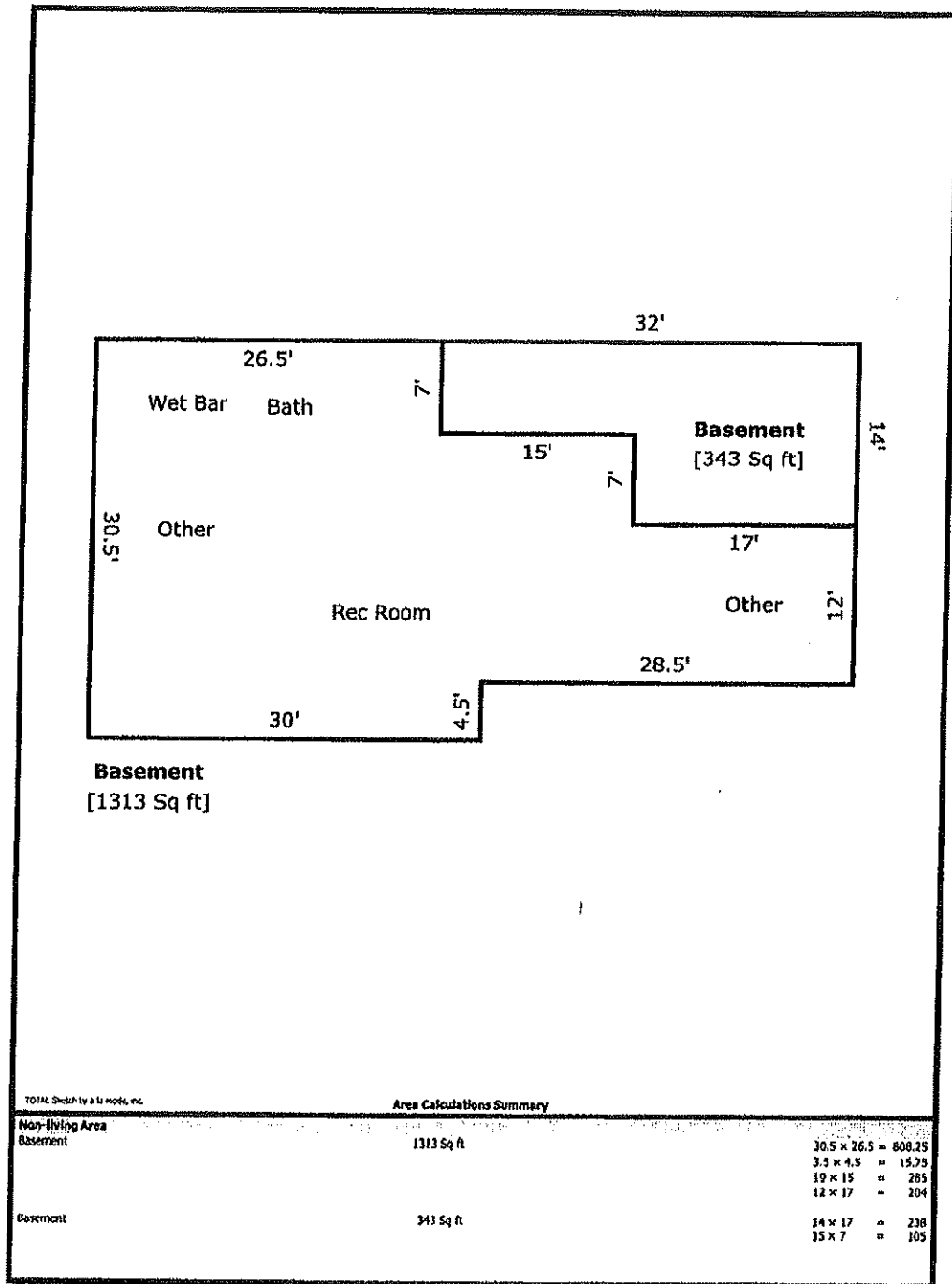
Borrower	Monique Hardnett				
Property Address	1193 Sherrington Dr				
City	Stone Mountain	County	Dekalb	State	GA
Lender/Client	Northpointe Bank	Zip Code	30083		



Building Sketch (Page - 2)

FIABA Case No. 106-4376027

Borrower	Monique Hardnett	Costy	Dakelb	State	GA	Zip Code	30083
Property Address	1193 Sharrington Dr						
City	Stone Mountain						
Lender/Client	Northpointe Bank						



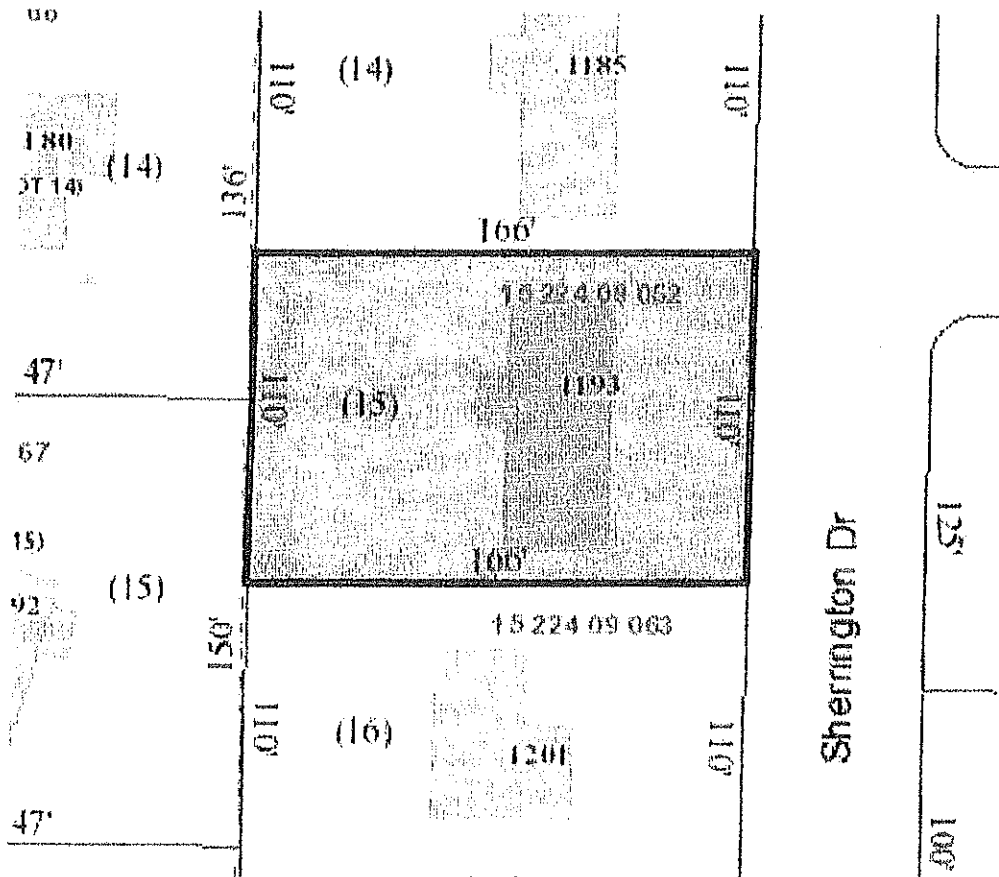
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Non-living Area		
Basement	1313 Sq ft	$30.5 \times 26.5 = 808.25$ $3.5 \times 4.5 = 15.75$ $19 \times 15 = 285$ $12 \times 17 = 204$
Basement	343 Sq ft	$14 \times 17 = 238$ $15 \times 7 = 105$

Plat Map

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



Market Conditions Addendum to the Appraisal Report

File No. FHWA Case No. 106-4376027
106-4376027
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.

Immediacy Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	8	2	2	Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)	1.33	0.67	0.67	Increasing	Stable	Declining
Total # of Comparable Active Listings	8	3	1	Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Abs. Rate)	6.0	4.8	1.5	Declining	Stable	Increasing
Median Sales & List Prices, QOQ, YOY, %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	301,000	308,000	311,000	Increasing	Stable	Declining
Median Comparable Sales Days on Market	11	15	12	Declining	Stable	Increasing
Median Comparable List Price	299,000	305,000	309,000	Increasing	Stable	Declining
Median Comparable Listings Days on Market	11	15	12	Declining	Stable	Increasing
Median Sale Price as % of List Price	100%	100%	100%	Increasing	Stable	Declining
Seller (Developer, builder, etc.) paid financial assistance previously?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Declining	Stable	Increasing

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 (Settled)				Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)				Increasing	Stable	Declining
Total # of Active Comparable Listings				Declining	Stable	Increasing
Months of Unit 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

Dustin Skidmore

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

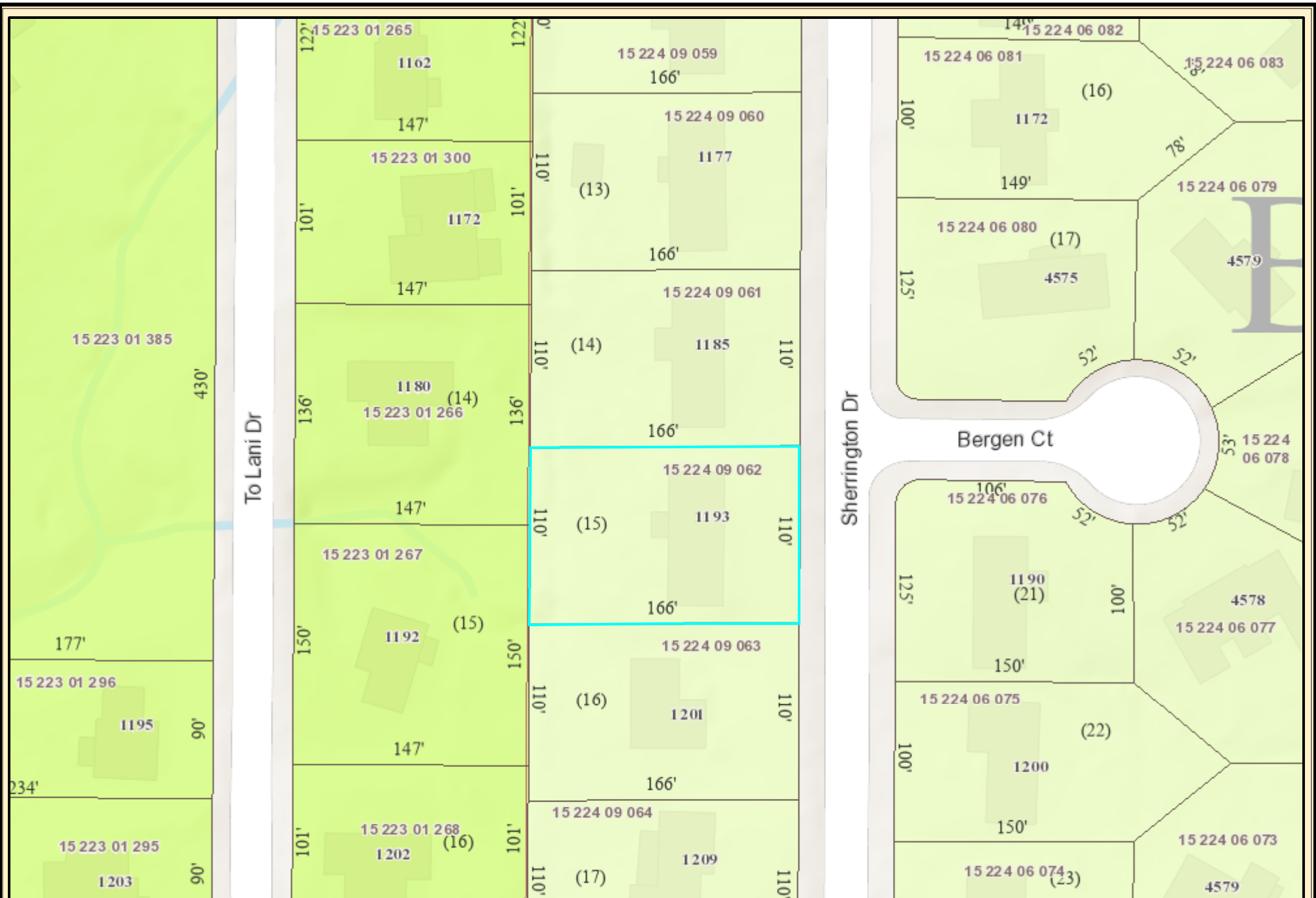
Company Name

Company Address

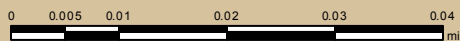
State License/Certification #

State

Email Address



DeKalb County Parcel Map



Date Printed: 6/30/2023



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

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: 

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 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
Yes No

my children play with their children daily.

Print Name:

Schellby Fasel

317-600-4516

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 loving environment.

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