



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

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Applicant Name: \_\_\_\_\_

Applicant E-Mail Address: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

---

Applicant Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

If more than one owner, attach list of owners.

Owner Mailing Address: \_\_\_\_\_

Owner Daytime Phone: \_\_\_\_\_

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Address of Subject Property: \_\_\_\_\_

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Parcel ID#: \_\_\_\_\_

Acreage: \_\_\_\_\_

Commission District: \_\_\_\_\_

Present Zoning District(s): \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Present Land Use Designation: \_\_\_\_\_

Proposed Land Use Designation (if applicable): \_\_\_\_\_

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: 12/20/2024

TO WHOM IT MAY CONCERN:

(I), (WE) FARMER H WAYNE TRUSTEE  
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.

*Joan A. Millender*  
Notary Public

*H Wayne Sam Trustee*  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner

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

\_\_\_\_\_  
Owner



**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  \*

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.

*Francis Miller*  
Notary

*H. Wayne Smith* Trustee  
Signature of Applicant /Date

Check one: Owner  Agent \_\_\_\_\_



Expiration Date/ Seal

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



## 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 A REZONING OF THE PROPERTY FROM RNC TO RSM FOR 185 SINGLE-FAMILY DETACHED LOTS

**Project Title: Hybrass Properties, LLC  
-Pleasant Hill Road & Maristone**

**When: October 17, 2024**

**Time: 6:30 PM Eastern (US and Canada)**

**Register in advance for this meeting:**

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

**Meeting ID: 832 9592 5266**

**Password: 542283**

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OWNERNAME1	PSTLADDRESS
MARTIN MARIETTA MATERIALS REAL	6920 POINTE INVERNESS WAY STE 301
MARISTON DEVELOPMENTS LLC	6030 BETHELVIEW RD # 102
GOSPEL ASSEMBLY CHURCH OF	7771 PLEASANT HILL RD
ORTIZ FIDEL PEREZ	1831 PLEASANT HILL TRL
BRITT LONNIE JOE	1825 PLEASANT HILL TRL
RODRIGUEZ CARLOS	PO BOX 1075
CLARKE SHAWN M	1125 HAMMOND DR APT 562
HOLUB JOSEPH A	1840 PLEASANT HILL TRL
HARRIS STEPHANIE	1822 STONE MEADOW RD
HEFFNER EVANGELINE	1816 STONE MEADOW RD
KENNEDY MCKENZIE MARLENE E	1810 STONE MEADOW RD
MITCHELL SIMONE A	1804 STONE MEADOW RD
TAYLOR RENEE L	7695 STONE MEADOW TRL
MARSHALL CASSANDRA M	7701 STONE MEADOW TRL
ANDREWS CANDICE I	7711 STONE MEADOW TRL
KHALID JULIOUS G	7721 STONE MEADOW TRL
FKH SFR PROPCO K LP	1850 PARKWAY PL STE 900
TOLBERT MARQUITA DANIEL	7733 STONE MEADOW TRL
WALTERS ALBERT D	7739 STONE MEADOW TRL
LEE GLORIA	7745 STONE MEADOW TRL
WILLIAMS DENEEN	7751 STONE MEADOW TRL
PROCOPE BEVERLY	7732 STONE MEADOW TRL
THAI TUAN T	7722 STONE MEADOW TRL
TURNER RHONDA M	7716 STONE MEADOW TRL
DEBARDELABEN DANNIE	7710 STONE MEADOW TRL
MACON CARL	7706 STONE MEADOW TRL
HAMBIE JAMES	7700 STONE MEADOW TRL
WILLIAMS SHARON	7694 STONE MEADOW TRL
NELSON STEPHANIE	7684 STONE MEADOW TRL
PIEDMONT TRACE HOMEOWNERS ASSO INC	1465 NORTHSIDE DR STE 128
PIEDMONT TRACE HOMEOWNERS ASSO INC	1465 NORTHSIDE DR STE 128
WILLIAMSON RALPH R	1735 PLEASANT HILL TRL
STILLO CAROL S	1745 PLEASANT HILL TRL
WILLIAMS JAMES ORVILLE	1723 PLEASANT HILL TRL
EMERSON CYNTHIA DOWNS	4955 MCCOY CIR
HYBRASS PROPERTIES LLC	6350 LAKE OCONEE PKWY PMB 11051
MACEDO CELESTINO	1711 PLEASANT HILL TRL
CASON YOLANDE ANN	7772 PLEASANT HILL RD
HARRIS MICHAEL D	2555 PLEASANT HILL TRL
POTTINGER CONROL	1739 PLEASANT HILL TRL
HYBRASS PROPERTIES LLC	6350 LAKE OCONEE PKWY PMB 110-51
MACEDO JAIMES GABRIEL	1687 PLEASANT HILL TRL
DIAZ ESTEBAN MELVIN ALEXANDER	1746 PLEASANT HILL TRL
BLK NOVA LLC	5314 HOLLY BROOKE LN
BRYDSON MICHELLE	1826 PLEASANT HILL TRL
T K MORELAND INC	PO BOX 2838
2018 3 IH BORROWER LP	P.O. BOX 4900
BEDFORD FUTURE	7787 PLEASANT HILL RD
BLAIR HAZEL	7793 PLEASANT HILL RD
ALGHRAIRI YOUNUS A	1849 DEMILIO DR
MAXEY DENZEL	1857 DEMILLIO DR
PATTERSON KERRY WAYNE	1865 DEMILIO DR

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BOLTON CYNTHIA	1871 DEMILIO DR
FEACHER REGINA M	1877 DEMILIO DR
HAY LANCELOT G	1883 DEMILIO DR
BAF ASSETS 6 LLC	5001 PLAZA ON THE LAKE STE 200
CAMPBELL JOSEPH	1895 DEMILIO DR
NGO MINH CAM	1901 DEMILIO DR
NELSON COLIN A	1907 DEMILIO DR
FENNIMORE LLC	3921 MARTIN DR
WAYNE THOMAS GROUP INC	PO BOX 2838
510 SFR GA OPERATIONS I LLC	1719 NJ-10 STE 219
HANSLEY DONIELLE T	1966 LOCKSLEY TER
ZACHARY KENETHIA L	1960 LOCKSLEY TER
ROWE RONALD B	1959 LOCKSLEY TER
WHITESIDES CARTER	2082 STRANG BLVD
BRYANT JIMMIE L	2078 STRANG BLVD
DAVIS YVETTE E	2072 STRANG BLVD
WOODS RODNEY B	8936 GREY MOUNTIAN DR
EMILE GAETHANE	2071 STRANG BLVD
WILKERSON REX A	7812 PLEASANT HILL RD
SHERMAN REGINA	1902 DEMILIO DR
OTTEY PAULINE	1896 DEMILIO DR
GOOLSBY STANTHONY	1890 DEMILIO DR
BATTISTE IOANA	1884 DEMILIO DR
COLWELL TIMOTHY	1878 DEMILIO DR
ONWUSONYE IKECHUKWU	1874 DEMILIO DR
BROWN ANGELA L	PO BOX 1214
ANTHONY LAVERNE L	1858 DEMILIO DR
HUANG SU TZU	1622 GIRVAN RIDGE DR
SHINE HARVEY L	7929 PLEASANT HILL RD
REED NORA	2178 PROVIDENCE POINT DR
PEEPLER ANGELA	7911 PROVIDENCE POINT WAY
BLACKWELL PROPERTIES LLC	2350 POINTE PKWY STE 250
BOWDEN TIONA C	2177 PROVIDENCE POINT DR
HARRIS THOMAS JR	2183 PROVIDENCE POINT DR
ANDERSON GRADY MARQUIS	2189 PROVIDENCE POINT DR
LAWSON JOANNA	2195 PROVIDENCE POINT DR
SIMON CHRISTIE NATACHA	116 PLEASANT HILL RD NW
RKM GROUP INVESTMENTS LLC	1017 PEARL MIST DR SW
SWERTFEGER LEON JACK JR U/W	3919 NE WIEUCA RD NE
HYBRASS PROPERTIES LLC	988 EAST FREEWAY DR SE STE A

PSTLCITY\_\_PSTLSTATE\_\_ZIP  
FORT WAYNE , IN 30058  
CUMMING , GA 30058  
LITHONIA , GA 30058  
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CONYERS , GA 30058  
SANDY SPRINGS , GA 30058  
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LOGANVILLE , GA 30058  
PARSIPPANY , NJ 30058  
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CARMEL , IN 30058  
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CONYERS , GA 30058  
LILBURN , GA 30058  
ATLANTA , GA 30058  
CONYERS , GA 30058



Name (original name)	Email	Duration (minutes)	Guest	Recording	In waiting room
Michele Battle	mlb@battlelawpc.com	22	No	OK	No



# Battle Law

## STATEMENT OF INTENT

and

Other Material Required by  
DeKalb County Zoning Ordinance  
For  
A Rezoning from MU-1 to RSM

of

**Hybrass Properties, LLC  
c/o Battle Law, P.C.**

for

**+/- 53.68 Acres of Land  
1619 and 7850 Pleasant Hill Trail, Lithonia  
being  
Tax Parcels 16 197 02 009 and 16 220 01 001**

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**

Hybrass Properties, LLC (the “Applicant”) is seeking to rezone 1619 and 7850 Pleasant Hill Trail (the “Subject Property”) from MU-1 to RSM for the development of 149 single family detached at a density of 2.78 units per acre. The Subject Property has a land use designation of Neighborhood Commercial and is part of a DRI Project approved by the Board of Commissioner in September of 2007 (CZ- 07-12945). At that time the Subject Property, along with adjacent parcels that are no longer apart of the proposed development, was intended to be developed for up to 250 single family homes. The purpose of the rezoning is to allow the development to proceed without having to incorporate a non-residential component which is now required under the MU-1 zoning designation. At the time of the rezoning approved in 2007, the subject Property was zoned under the now inactive PCD Zoning District, which did not require a percentage of non-residential development.

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

## **II. DEKALB COUNTY IMPACT ANALYSIS CRITERIA**

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

The zoning proposal is in conformity with the policy and intent of the comprehensive plan for the Neighborhood Commercial land use designation.

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

The proposed rezoning will not change the use contemplated for the property back in 2007. The Subject Property is an interior lot which is abutted by residentially zoned properties to the South. The area north of the Subject Property is a quarry with significant buffers that mitigate the impact of the nearby Quarry. The Subject Property will still connect into the originally contemplated project that will have access to both Rock Chapel Road and to Pleasant Hill Road.

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

The Subject Property does not have a reasonable economic use as currently zoned, as it is not plausible to develop 10% of the Subject Property for non-residential use. The Subject Property does not have frontage along a commercial corridor that would make non-residential uses viable or desirable.

### **D. Whether the zoning proposal would adversely affect the existing use or usability of adjacent or nearby properties**



## Battle Law

The proposed rezoning would not adversely affect the existing use or usability of adjacent or nearby properties because the number of housing units does not change from the already approved site plan.

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

The applicant is not aware of any other existing or changing conditions that give grounds for the approval or disapproval of the zoning proposal.

**F. Whether their zoning proposal will adversely affect historic building sites districts or archaeological resources**

The Applicant is not aware of any historic buildings sites or archaeological resources on the subject property.

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

The Applicant's proposed rezoning does not change the number of housing units on the site, so there will be no increase in the proposed use of existing streets, transportation facilities, utilities or schools beyond that which was originally contemplated for the site.

### III. CONCLUSION

For the foregoing reasons, the Applicant hereby requests that the application for a Major Modification of Zoning Conditions be approved. The Applicant welcomes any questions and feedback from the planning staff.

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

The portions of the DeKalb County Zoning Ordinance, facially and as applied to the Subject Property, which restrict or classify or may restrict or classify the Subject Property so as to prohibit its development as proposed by the Applicant are or would be unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of



## Battle Law

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 grant the major modification of zoning conditions 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 major modification of zoning conditions 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 major modification of zoning conditions in question 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 major modification of zoning conditions 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.

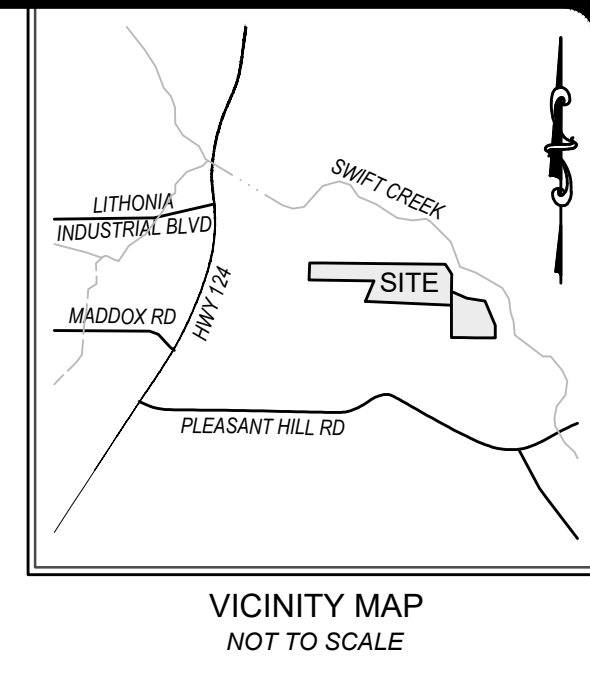
The existing land use designation and/or zoning classification on the Subject Property is unconstitutional as it applies to the Subject Property. This notice is being given to comply with the provisions of O.C.G.A. Section 36-11-1 to afford the County an opportunity to revise the Property to a constitutional classification. If action is not taken by the County to rectify this



## Battle Law

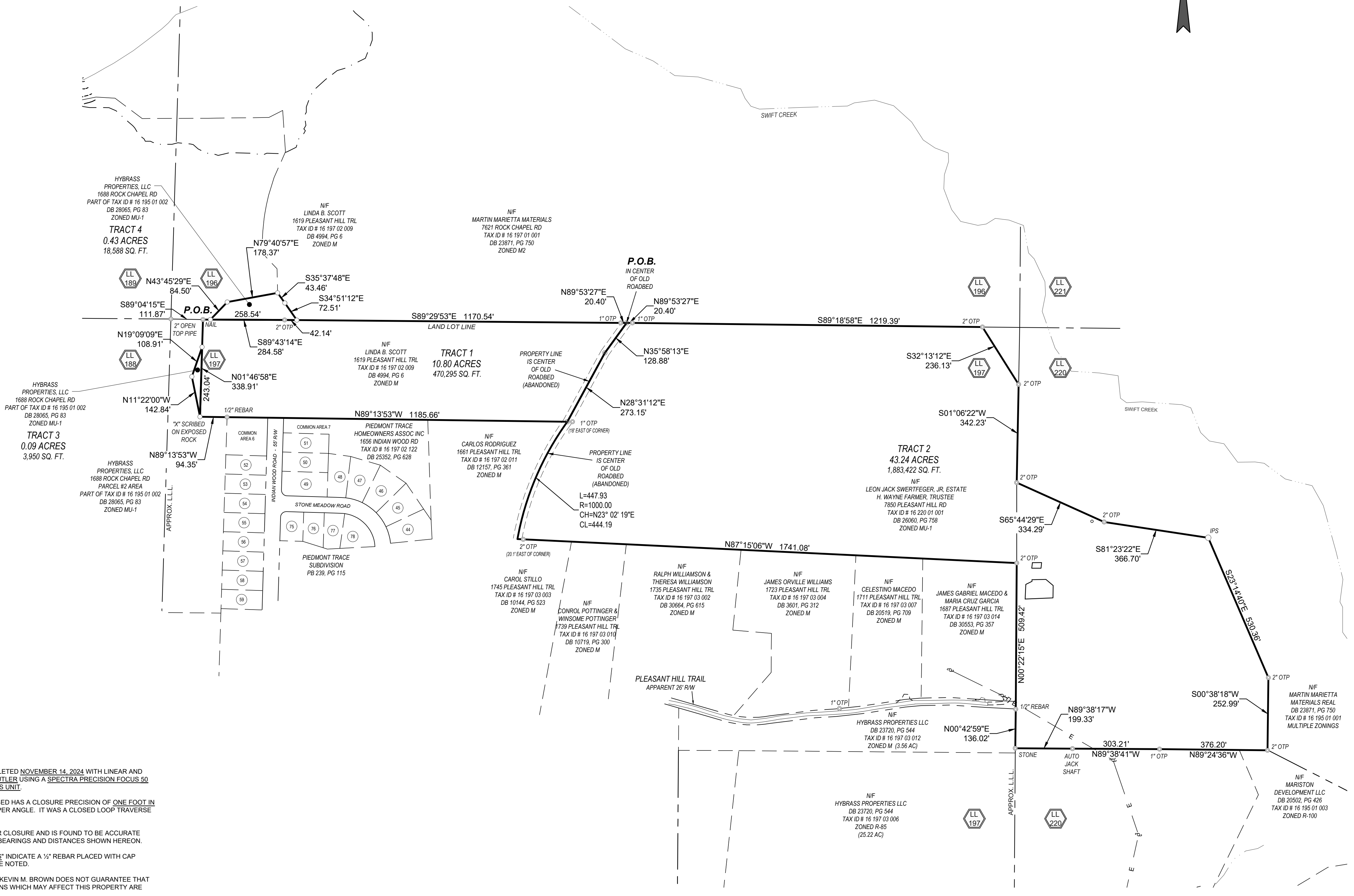
unconstitutional land use designation and/or zoning classification within a reasonable time, the Applicant is hereby placing the County on notice that it may elect to file a claim in the Superior Court of DeKalb County demanding just and adequate compensation under Georgia law for the taking of the Subject Property, diminution of value of the Subject Property, attorney's fees and other damages arising out of the unlawful deprivation of the Applicant's property rights.

\_\_\_\_\_  
Michele L. Battle, Esq.  
Attorney for the Applicant



**LEGEND**

- BOC BACK OF CURB
- B.S.L. BUILDING SETBACK LINE
- C CURVE LABEL
- CI CURB INLET
- CL CENTER LINE
- C&G CURB & GUTTER
- CMP CORRUGATED METAL PIPE
- CO SEWER CLEAN OUT
- CTP CRIMP TOP PIPE
- DB DEED BOOK
- DE DRAINAGE EASEMENT
- DIP DUCTILE IRON PIPE
- E- OVERHEAD POWER LINE
- EOP EDGE OF PAVEMENT
- FH FIRE HYDRANT
- HDPE HIGH DENSITY POLYETHYLENE PIPE
- ID IDENTIFICATION
- IPF IRON PIN FOUND
- IPS 1/2" REBAR W/C FDC 000995
- L LINE LABEL
- LL LAND LOT
- NF NOW OR FORMERLY
- OTP OPEN TOP PIPE
- P PROPERTY LINE
- PB PLAT BOOK
- PK PK WALL SET
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- PVC POLYVINYL CHLORIDE PIPE
- RCP REINFORCED CONCRETE PIPE
- RB REBAR
- REF REFERENCE
- RW RIGHT OF WAY
- SQ SQUARE FOOT
- SSE SANITARY SEWER EASEMENT
- SSE STORMWATER MANAGEMENT FACILITY
- TBM TEMPORARY BENCHMARK
- UE UTILITY EASEMENT
- IRON PIN FOUND
- IRON PIN SET
- CALCULATED POINT
- POWER POLE
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- JUNCTION BOX
- SANITARY SEWER MANHOLE
- DROP INLET
- RW MONUMENT
- SINGLE WING CATCH BASIN
- DOUBLE WING CATCH BASIN
- CURB INLET
- HEADWALL
- FLARED END SECTION
- GAS METER
- GAS VALVE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- LIGHT POST
- FIBER OPTICS
- HAND HOLE
- MAIL BOX
- SIGN
- CABLE TV BOX
- WEIR
- YARD INLET
- FEMA SPECIAL FLOOD AREA

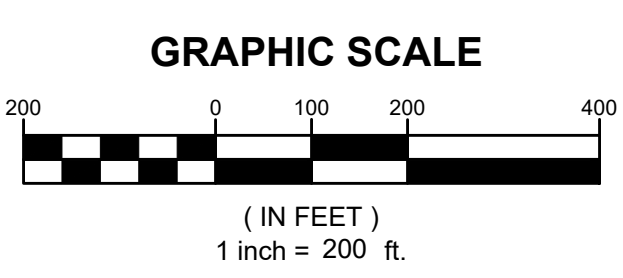


**SURVEY NOTES**

1. THE FIELDWORK FOR THIS SURVEY WAS COMPLETED NOVEMBER 14, 2024 WITH LINEAR AND ANGULAR MEASUREMENTS OBTAINED BY J. BUTLER USING A SPECTRA PRECISION FOCUS 50 ROBOTIC TOTAL STATION & CHAMPION TKO GPS UNIT.
2. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 12,904 FEET, AND AN ANGULAR ERROR OF 01" PER ANGLE. IT WAS A CLOSED LOOP TRAVERSE ADJUSTED USING COMPASS RULE METHOD.
3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 569,462 FEET, USING THE BEARINGS AND DISTANCES SHOWN HEREON.
4. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATE A 1/2" REBAR PLACED WITH CAP STAMPED "FDC LSF000995" UNLESS OTHERWISE NOTED.
5. FALCON DESIGN CONSULTANTS, L.L.C. AND/OR KEVIN M. BROWN DOES NOT GUARANTEE THAT ALL EASEMENTS AND SUB-SURFACE CONDITIONS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
6. THIS SURVEY IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83 (2011)) FOR THE HORIZONTAL DATUM AND THE NORTH AMERICAN VERTICAL DATUM OF 1988 PER THE VIRTUAL REFERENCE SYSTEM CORRECTIONS PROVIDED BY HxGN SMARTNET.
7. UTILITIES SHOWN ARE BASED ON ABOVE GROUND EVIDENCE. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. NO CERTIFICATION OR GUARANTEE IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE UTILITIES OR STRUCTURES SHOWN HEREON. PER GEORGIA LAW THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EARTH DISTURBING ACTIVITIES.

**FLOOD NOTE**

PER FLOOD INSURANCE RATE MAPS OF DEKALB COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 13089C0177K EFFECTIVE DATE DECEMBER 6, 2016. A PORTION OF THIS PROPERTY IS LOCATED IN A SPECIAL FEMA FLOOD HAZARD AREA.



BOUNDARY EXHIBIT  
**MARISTONE**  
LAND LOTS 197 & 220, 16TH DISTRICT  
DEKALB COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS, FIRMS, OR COMPANIES NAMED HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON OR PERSONS. THE SURVEYOR NAMING SAID PERSON.

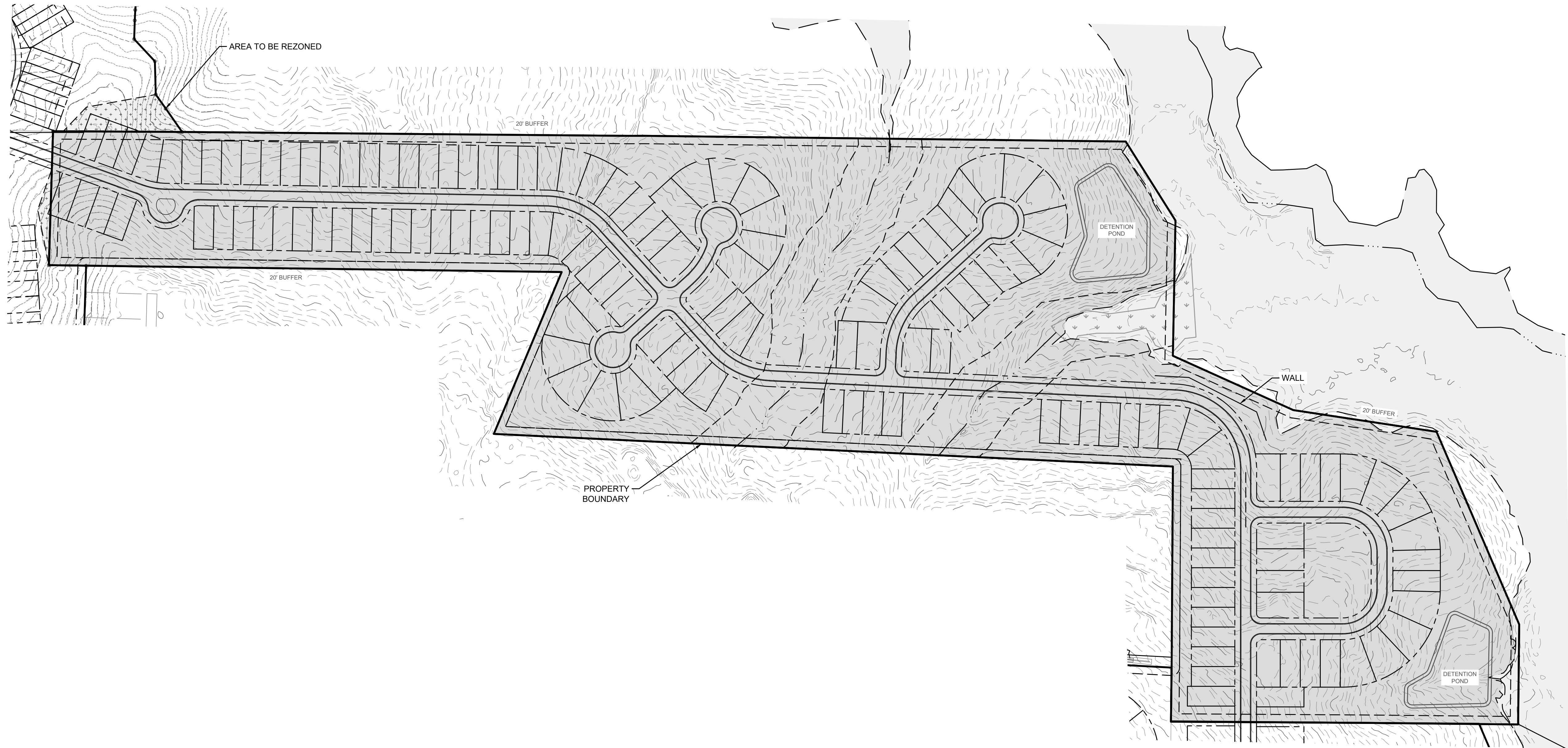
DATE:	12-16-2024
SCALE:	1" = 200'
FILE NUMBER:	100.029
DRAWN BY:	JR
REVIEWED BY:	K. BROWN

12/16/24

COA# LSF 000995

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

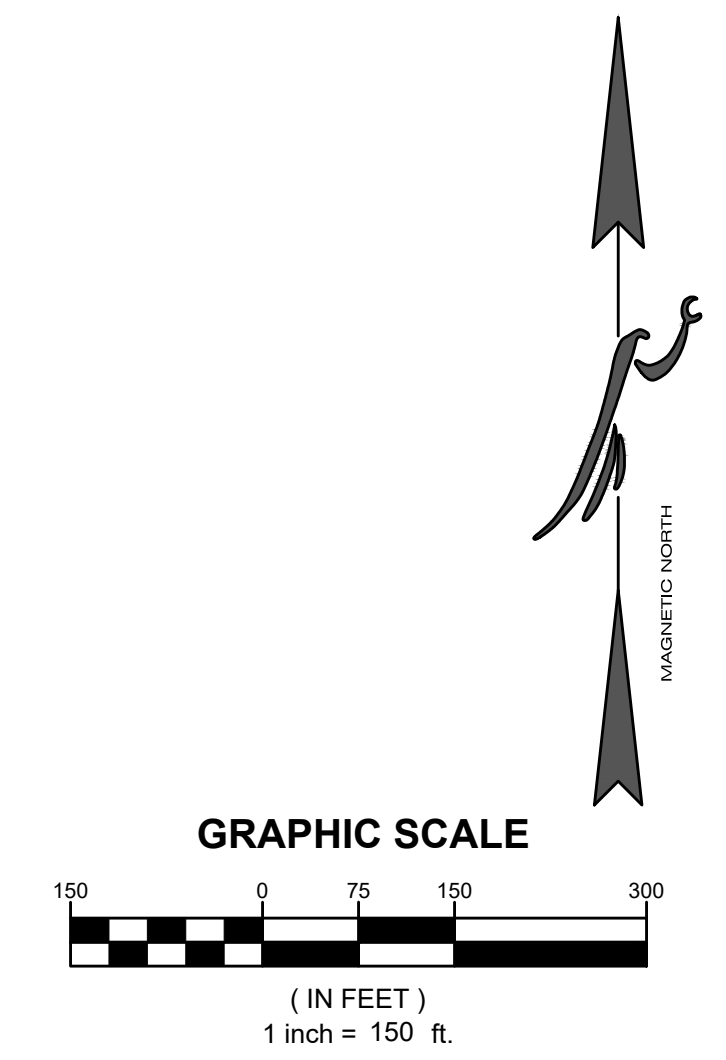




**LAND USE SUMMARY**  
 TOTAL UNITS: 149  
 - ZONING APPROVED UNITS IN MARISTONE: 151  
 - UNITS SHOWN IN MARISTONE: 149  
 TOTAL ACRES (MARISTONE): 53.68 AC  
 OPEN SPACE: 12.38 AC (23%)  
 DENSITY: 2.78 DU/AC  
 AREA TO BE REZONED: 0.52 AC

**MARISTONE LOT STANDARDS (RSM)**  
 MIN. LOT AREA: 5,000 sf  
 MIN. LOT WIDTH: 50'  
 FRONT S/B: 20'  
 SIDE S/B: 7.5'  
 REAR S/B: 20'

- GENERAL NOTES**
- LAYOUT IS CONCEPTUAL IN NATURE AND IS FOR PLANNING PURPOSES ONLY. FURTHER INFORMATION WILL BE REQUIRED TO DESIGN THE PROJECT.
  - A BOUNDARY SURVEY HAS BEEN CONDUCTED FOR THIS PROJECT.
  - ANY WETLANDS SHOWN IN THE DRAWING WERE OBTAINED FROM THE NATIONAL WETLANDS INVENTORY MAP. FURTHER ENVIRONMENTAL STUDIES WILL BE REQUIRED.
  - SEWERABILITY OF THIS PROJECT HAS NOT BEEN DETERMINED.



CIVIL ENGINEERING  
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 LAND SURVEYING  
 LANDSCAPE ARCHITECT  
 LAND PLANNING

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 40 GREENWAY CT., STE A  
 NEWMAN, GEORGIA 30255  
 PH: (770) 555-9275

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 500 PINELEAF RD., STE C  
 CUMMING, GEORGIA 30008  
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CONCEPT PLAN  
 FOR  
**MARISTONE**

LOCATED IN:  
 LAND LOTS 188, 189, 196, 16TH DISTRICT  
 DEKALB COUNTY, GEORGIA

DATE	REVISIONS
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

Know what's below.  
 Call before you dig.  
**UTILITIES PROTECTION CENTER**  
 1 (800) 368-5848 OR (404) 811-8111

DATE:	10/10/24
SCALE:	
PROJ NUMBER:	100.002
DRAWN BY:	NF
REVIEWED BY:	JP
REVISED BY:	

THIS DOCUMENT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.

SHEET NUMBER  
**1.0**



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 197, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A NAIL LOCATED SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST, 111.87 FROM A 2 INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 188, 189, 196 AND 197;  
THENCE, WITH THE NORTHERLY LINE OF LAND LOT 197, SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 284.58 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, SOUTH 89 DEGREES 29 MINUTES 53 SECONDS EAST, 1,170.54 FEET TO A 1 INCH OPEN TOP PIPE;  
THENCE, NORTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, 20.40 FEET TO A POINT IN THE CENTER OF AN OLD ROADBED;  
THENCE, LEAVING SAID LAND LOT LINE AND WITH SAID ROADBED, SOUTH 35 DEGREES 58 MINUTES 13 SECONDS WEST, 128.88 FEET TO A POINT;  
THENCE, SOUTH 28 DEGREES 31 MINUTES 12 SECONDS WEST, 273.15 FEET TO A POINT (SAID POINT LOCATED 18 FEET WEST OF A 1 INCH OPEN TOP PIPE);  
THENCE, LEAVING SAID ROADBED, NORTH 89 DEGREES 13 MINUTES 53 SECONDS WEST, 1,185.66 FEET TO A 1/2 INCH REBAR;  
THENCE, NORTH 89 DEGREES 13 MINUTES 53 SECONDS WEST, 94.35 FEET TO AN "X" SCRIBED ON EXPOSED ROCK;  
THENCE, NORTH 01 DEGREES 46 MINUTES 58 SECONDS EAST, 338.91 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **10.80 ACRES (470,295 SQUARE FEET)**.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 197, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2 INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 188, 189, 196 AND 197;  
THENCE, WITH THE NORTHERLY LINE OF LAND LOT 197, SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST, 111.87 FEET TO A NAIL;  
THENCE, SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 284.58 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, SOUTH 89 DEGREES 29 MINUTES 53 SECONDS EAST, 1,170.54 FEET TO A 1 INCH OPEN TOP PIPE;  
THENCE, NORTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, 20.40 FEET TO A POINT IN THE CENTER OF AN OLD ROADBED AT THE **POINT OF BEGINNING**;

THENCE, CONTINUING WITH SAID NORTHERLY LAND LOT LINE, NORTH 89 DEGREES 53 MINUTES 27 SECONDS EAST, 20.40 FEET TO A 1 INCH OPEN TOP PIPE;  
THENCE, SOUTH 89 DEGREES 18 MINUTES 58 SECONDS EAST, 1,219.39 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, LEAVING SAID LAND LOT LINE, SOUTH 32 DEGREES 13 MINUTES 12 SECONDS EAST, 236.13 FEET TO A 2 INCH OPEN TOP PIPE ON THE EASTERLY LINE OF LAND LOT 197;  
THENCE, WITH SAID EASTERLY LAND LOT LINE, SOUTH 01 DEGREES 06 MINUTES 22 SECONDS WEST, 342.23 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, LEAVING SAID LAND LOT LINE, SOUTH 65 DEGREES 44 MINUTES 29 SECONDS EAST, 334.29 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, SOUTH 81 DEGREES 23 MINUTES 22 SECONDS EAST, 366.70 FEET TO 1/2 INCH REBAR AND CAP SET;  
THENCE, SOUTH 23 DEGREES 14 MINUTES 40 SECONDS EAST, 530.36 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, SOUTH 00 DEGREES 38 MINUTES 18 SECONDS WEST, 252.99 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, NORTH 89 DEGREES 24 MINUTES 36 SECONDS WEST, 376.20 FEET TO A 1 INCH OPEN TOP PIPE;  
THENCE, NORTH 89 DEGREES 38 MINUTES 41 SECONDS WEST, 303.21 FEET TO AN AUTOMOBILE JACK SHAFT;  
THENCE, NORTH 89 DEGREES 38 MINUTES 17 SECONDS WEST, 199.33 FEET TO A STONE ON THE EASTERLY LINE OF LAND LOT 197;  
THENCE, WITH SAID EASTERLY LAND LOT LINE, NORTH 00 DEGREES 42 MINUTES 59 SECONDS EAST, 136.02 FEET TO A 1/2 INCH REBAR;  
THENCE, NORTH 00 DEGREES 22 MINUTES 15 SECONDS EAST, 509.42 FEET TO A 2 INCH OPEN TOP PIPE;  
THENCE, LEAVING SAID LAND LOT LINE, NORTH 87 DEGREES 15 MINUTES 06 SECONDS WEST, 1,741.08 FEET TO A POINT IN THE CENTER OF AN OLD ROADBED (SAID POINT LOCATED 20.1 FEET WEST OF A 2 INCH OPEN TOP PIPE);  
THENCE, WITH OLD ROADBED, 447.93 FEET ALONG A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1,000.00 FEET AND A CHORD BEARING NORTH 23 DEGREES 02 MINUTES 19 SECONDS EAST, 444.19 FEET) TO A POINT (SAID POINT LOCATED 18 FEET WEST OF A 1 INCH OPEN TOP PIPE);  
THENCE, NORTH 28 DEGREES 31 MINUTES 12 SECONDS EAST, 273.15 FEET TO A POINT;  
THENCE, NORTH 35 DEGREES 58 MINUTES 13 SECONDS EAST, 128.88 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **43.24 ACRES (1,883,422 SQUARE FEET)**.

**TRACT 3**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 197, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2 INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 188, 189, 196 AND 197;

THENCE, SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST, 111.87 TO A NAIL;

THENCE, SOUTH 01 DEGREES 46 MINUTES 58 SECONDS WEST, 95.87 FEET TO THE **POINT OF BEGINNING**;

THENCE, SOUTH 01 DEGREES 46 MINUTES 58 SECONDS WEST, 243.04 FEET TO AN "X" SCRIBED ON EXPOSED ROCK;

THENCE, NORTH 11 DEGREES 22 MINUTES 00 SECONDS WEST, 142.84 FEET TO A POINT;

THENCE, NORTH 19 DEGREES 09 MINUTES 09 SECONDS EAST, 108.91 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **0.09 ACRES (3,950 SQUARE FEET)**.

**TRACT 4**

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 196, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A 2 INCH OPEN TOP PIPE FOUND AT THE COMMON CORNER OF LAND LOTS 188, 189, 196 AND 197;

THENCE, SOUTH 89 DEGREES 04 MINUTES 15 SECONDS EAST, 111.87 FEET TO A NAIL;

THENCE, SOUTH 89 DEGREES 43 MINUTES 14 SECONDS EAST, 26.03 FEET TO THE **POINT OF BEGINNING**;

THENCE, NORTH 43 DEGREES 45 MINUTES 29 SECONDS EAST, 84.50 FEET TO A POINT;

THENCE, NORTH 79 DEGREES 40 MINUTES 57 SECONDS EAST, 178.37 FEET TO A POINT;

THENCE, SOUTH 35 DEGREES 37 MINUTES 48 SECONDS EAST, 43.46 FEET TO A POINT;

THENCE, SOUTH 34 DEGREES 51 MINUTES 12 SECONDS EAST, 72.24 FEET TO A POINT;

THENCE, NORTH 89 DEGREES 29 MINUTES 53 SECONDS WEST, 41.99 FEET TO A 2 INCH OPEN TOP PIPE;

THENCE, NORTH 89 DEGREES 43 MINUTES 14 SECONDS WEST, 258.54 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING **0.43 ACRES (18,583 SQUARE FEET)**.