

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 4 and 7

Application of Rooted in Christ Academy, LLC c/o Chiquita Stokes for a Special Land Use Permit (SLUP) for a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district, at 6706 Princeton Park Trail.

PETITION NO: N6-2026-0712 SLUP-26-1248093

PROPOSED USE: Child daycare facility for up to six children.

LOCATION: 6706 Princeton Park Trail, Lithonia, Georgia 30058

PARCEL NO. : 16 130 01 201

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Rooted in Christ Academy, LLC c/o Chiquita Stokes for a Special Land Use Permit (SLUP) for a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2026) Approval with Condition(s).

PLANNING COMMISSION: (July 7, 2026) Pending.

PLANNING STAFF: (July 2026) Denial.

STAFF ANALYSIS: The applicant requests a Special Land Use Permit to operate a child daycare facility for up to six (6) children within an existing single-family residence at 6706 Princeton Park Trail. The subject property is located within the Princeton Park subdivision and is zoned R-100. The surrounding area is developed primarily with single-family detached residential homes. The applicant proposes to operate a small family childcare learning home from the existing residence. According to the application materials, the proposed facility would serve up to six children, operate with one employee, utilize four bedrooms within the residence, and provide four off-street parking spaces in the existing private driveway. The stated hours of operation are Monday through Friday, 6:30 a.m. to 5:30 p.m. The applicant has indicated that drop-off and pick-up activity would occur entirely within the driveway, with no loading, unloading, or parking proposed within the public right-of-way. The applicant has also indicated that the exterior appearance of the home would remain residential, that outdoor play would be supervised, and that the facility would comply with applicable State of Georgia childcare licensing requirements prior to operation. The subject property is located on Princeton Park Trail, which is classified as a local roadway. Interdepartmental comments note that applicable right-of-way, sidewalk, landscape strip, and pedestrian-scale lighting requirements may apply pursuant to the Zoning Ordinance and Land Development Code. Public Health comments also note general requirements related to onsite sewage disposal, food service, and childcare facilities. Land Development comments indicate that the proposed Family Child Care Learning Home would have no adverse impact on existing County-maintained roads or drainage infrastructure; however, a state water with regulatory buffer exists across the property and must be maintained and protected. From a general compatibility standpoint, the proposed use is small in scale and is proposed within an existing single-family residence with no apparent expansion of the building footprint. A child daycare facility limited to six children would be less

intensive than a larger daycare center and, if properly managed, could operate with limited traffic, parking, noise, and visual impacts. The applicant held a community meeting on April 2, 2026, where the applicant discussed parking, traffic, hours of operation, noise, supervision, and state licensing. The submitted transcript reflects limited attendance and no substantive opposition documented during the meeting. Section 27-4.2.19(D) of the DeKalb County Zoning Ordinance states that no child daycare facility shall be located within one thousand (1,000) feet of another child daycare facility. Staff has identified an existing Family Child Care Learning Home at 1021 Princeton Park Drive, located less than 300 feet from the subject property. Although staff notes that the existing facility is registered with the State of Georgia and not with DeKalb County, the use appears to function as a child childcare facility for purposes of the separation requirement. Therefore, the proposed use would not satisfy the required 1,000-foot separation standard. Therefore, based on the submitted materials, interdepartmental comments, community meeting record, and staff's finding that the proposed facility does not comply with the 1,000-foot separation requirement of Section 27-4.2.19(D), the Department of Planning and Sustainability recommends "***Denial***" of this application.

PLANNING COMMISSION VOTE: (July 7, 2026) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2026) Approval (7-0-0) with the condition that the fence install must adhere to buffer requirements & restrictions and have a minimum height of 6 feet.



**DeKalb County Government Services Center
178 Sams Street, Decatur, GA 30030
404-371-2155**

[Planning & Sustainability Public Hearings](#)

**Planning Commission Hearing Date: July 7, 2026
Board of Commissioners Hearing Date: August 13, 2026**

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248093	File ID #: 2026-0712
Address:	6706 Princeton Park Trail, Lithonia, GA 30058	Commission Districts 4 & 7
Parcel ID(s):	16 130 01 201	
Request:	Special Land Use Permit (SLUP) for a child daycare facility for up to six (6) children in the R-100 (Residential Medium Lot-100) zoning district	
Property Owner(s):	Jerard Stokes; Chiquita M. Stokes	
Applicant/Agent:	Rooted in Christ Academy, LLC c/o Chiquita Stokes	
Acreage:	0.49 acre	
Existing Land Use:	Single-family detached residence	
Surrounding Properties:	North: SUB East: SUB South: SUB West: SUB	
Adjacent Zoning:	North: R-100 (Residential Medium Lot-100) East: R-100 South: R-100 West: R-100	
Existing Land Use:	Suburban <input checked="" type="checkbox"/> Consistent Inconsistent	

STAFF RECOMMENDATION: DENIAL.

The applicant, Rooted in Christ Academy, LLC c/o Chiquita Stokes, requests a Special Land Use Permit to operate a child daycare facility for up to six (6) children within an existing single-family residence at 6706 Princeton Park Trail. The subject property is located within the Princeton Park subdivision and is zoned R-100. The surrounding area is developed primarily with single-family detached residential homes. The applicant proposes to operate a small family childcare learning home from the existing residence.

According to the application materials, the proposed facility would serve up to six children, operate with one employee, utilize four bedrooms within the residence, and provide four off-street parking spaces in the existing private driveway. The stated hours of operation are Monday through Friday, 6:30 a.m. to 5:30 p.m. The applicant has indicated that drop-off and pick-up activity would occur entirely within the driveway, with no loading, unloading, or parking proposed within the public right-of-way. The applicant has also indicated that the exterior appearance of the home would remain residential, that outdoor play would be supervised, and that the facility would comply with applicable State of Georgia childcare licensing requirements prior to operation.

The subject property is located on Princeton Park Trail, which is classified as a local roadway. Interdepartmental comments note that applicable right-of-way, sidewalk, landscape strip, and pedestrian-scale lighting requirements may apply pursuant to the Zoning Ordinance and Land Development Code. Public Health comments also note general requirements related to onsite sewage disposal, food service, and childcare facilities. Land Development comments indicate that the proposed Family Child Care Learning Home would have no adverse impact on existing County-maintained roads or drainage infrastructure; however, a state water with regulatory buffer exists across the property and must be maintained and protected.

From a general compatibility standpoint, the proposed use is small in scale and is proposed within an existing single-family residence with no apparent expansion of the building footprint. A child daycare facility limited to six children would be less intensive than a larger daycare center and, if properly managed, could operate with limited traffic, parking, noise, and visual impacts. The applicant held a community meeting on April 2, 2026, where the applicant discussed parking, traffic, hours of operation, noise, supervision, and state licensing. The submitted transcript reflects limited attendance and no substantive opposition documented during the meeting.

Section 27-4.2.19(D) of the DeKalb County Zoning Ordinance states that no child daycare facility shall be located within one thousand (1,000) feet of another child daycare facility. Staff has identified an existing Family Child Care Learning Home at 1021 Princeton Park Drive, located less than 300 feet from the subject property.

Although staff notes that the existing facility is registered with the State of Georgia and not with DeKalb County, the use appears to function as a child childcare facility for purposes of the separation requirement. Therefore, the proposed use would not satisfy the required 1,000-foot separation standard.

Therefore, based on the submitted materials, interdepartmental comments, community meeting record, and staff's finding that the proposed facility does not comply with the 1,000-foot separation requirement of Section 27-4.2.19(D), the Department of Planning and Sustainability recommends ***Denial*** of this application.

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION
PCH/CCI (4-6 Clients)**

SLUP Request for: Clients Over 18 Years of Age Clients Under 18 Years of Age (check one)

Applicant/Owner Name: Chiquita Stokes

Distance to the closest Personal Care Home/Child Care Institution: Approx. 8,448 feet(1.6 miles)

Subject Property Address: 6706 Princeton Park Trl.

City: Lithonia State: GA Zip: 30058

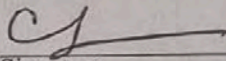
Parcel ID Number(s): 16 130 01 201

Acreage: 0.49 Commission District(s): 4 Super District: 7

Existing Zoning District(s): R-100 Proposed Zoning District(s): R-100

Existing Land Use Designation(s): SUB Proposed Land Use Designation(s): SUB (if applicable)

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

Owner Agent  04/13/2026
Signature Date

NOTE: PLEASE BE MINDFUL THAT THE APPLICATION AND ALL OF ITS CONTENTS IS A PUBLIC RECORD ONCE SUBMITTED AND ACCEPTED FOR A ZONING CYCLE.

SPECIAL LAND USE PERMIT (SLUP) APPLICATION FEE:

\$400.00

DeKalb County does not require payment by wire transfer.
Be aware of scammers and fraudulent emails.

Date: March 18, 2026

NOTICE OF NEIGHBORHOOD MEETING

RE: Proposed Family Child Care Learning Home at 6706 Princeton Park Trail

Dear Property Owner:

I am writing to formally invite you to a community meeting to discuss my application for a Special Land Use Permit (SLUP) to operate a Family Child Care Learning Home at my residence located at 6706 Princeton Park Trail, Lithonia, GA 30058. The purpose of this meeting is to share my plans for the home-based childcare, explain how I will comply with all DeKalb County regulations (including traffic and safety), and to answer any questions or concerns you may have before the official public hearing.

Because this meeting will be held virtually via Zoom, you can join from your computer, tablet, or smartphone.

Meeting Details:

Date: Thursday, April 2, 2026

Time: 5:00PM(EST)

Zoom Link: [Chiquita Stokes' Community Zoom Meeting](https://us04web.zoom.us/j/76785899519?pwd=iRUrJ7zILQNzOqpB6yjVEEoxvRDpFT.1)

<https://us04web.zoom.us/j/76785899519?pwd=iRUrJ7zILQNzOqpB6yjVEEoxvRDpFT.1>

Meeting Id: 767 8589 9519

Passcode: Comm2026

If you have any questions about the meeting, please contact me by [REDACTED]

I look forward to meeting with you and maintaining a positive relationship within our community.

Sincerely,

Chiquita Stokes

Letter of Application

List the reasons for the Special Land Use Permit (SLUP) request?

- **What are your qualifications?** The Applicant possesses over 10 years of experience in early childhood care and education, with a deep understanding of Georgia's DECAL (Bright from the Start) regulations and safety protocols. The Applicant holds a master's degree in Elementary Education and is committed to maintaining a high-standard, licensed environment that prioritizes child development, spiritual growth, and community safety.

- **Please list three (3) key functions in order for you to operate your business successfully.**

1. Regulatory Excellence: Adhering strictly to DeKalb County zoning codes and State of Georgia licensing requirements.

2. Structured Curriculum: Implementing a consistent daily routine for Rooted In Christ Academy that includes educational instruction, nutritional meals, and supervised recreation.

3. Community Integration: Providing a vital local service while maintaining the quiet, residential character of the neighborhood.

- **What will the impact be on neighbors?**

The impact will be minimal. The academy is located on a quiet cul-de-sac and is limited to only six (6) children. All traffic is contained within the property's private four-car driveway during drop-off and pick-up, ensuring no street congestion or parking issues for neighbors.

- **How will you ensure that concerns are addressed?** The Applicant has already established an open line of communication with all neighbors within the notification radius. A community meeting was held on April 2, 2026, during which the Applicant presented the operational plan and addressed all neighbor inquiries regarding traffic and noise. The Applicant remains committed to being a proactive, respectful member of the Princeton Park community and will continue to be available for direct dialogue with residents to ensure the academy remains a harmonious addition to the neighborhood.

Detailed characteristics of the proposed use, for example:

- **Number of rooms?** 4

- **Number of persons to be served?** 6

- **Number of employees?** 1

- **Residents' needs (e.g., special needs, elderly, school-age, etc.)?** Local families have a significant need for faith-based, high-quality, and regulated childcare options in a safe, residential setting.

• **Manner of operations (e.g., internal or external education/instruction, recreational needs, food service, etc.)?** The academy provides a structured daily routine focused on early literacy, spiritual development, and physical play. Operations include internal educational instruction, two nutritional meals plus snacks daily, and supervised outdoor recreation in a fenced backyard.

• **Hours of operation?** Monday-Friday, 6:30am-5:30pm

• **Will there be cameras/surveillance or security?** The property is equipped with security cameras and a monitored alarm system to ensure the safety of all children.

• **How many off-street parking spaces?** Four (4) off-street parking spaces in the private driveway.

Impact of Analysis

- A.** Adequacy of site size: The site is a standard residential lot with ample yard space and open space to accommodate six children safely.

- B.** Provision of off-street parking: The four-car driveway provides sufficient space for all arrivals and departures without requiring street parking.

- C.** Impact on public services/utilities: Negligible. Water and sewer usage for six children is equivalent to a typical large household.

- D.** Impact on public safety: Located on a cul-de-sac with no through-traffic; all loading/unloading occurs safely within the private driveway.

- E.** Impact on traffic/congestion: Minimal. Brief morning and afternoon windows for arrival/departure will not obstruct the public right-of-way.

- F.** Impact on property values: Neutral to positive. The academy provides a community amenity while maintaining a clean, residential appearance with no exterior changes.

- G.** Zoning consistency: The use is consistent with R-100 (Residential) standards for home-based childcare under SLUP.

- H.** Comprehensive Plan consistency: Aligns with county goals to preserve stable neighborhoods while allowing for necessary family support services.

- I.** Refuse and service areas: Standard DeKalb County residential sanitation services are utilized with weekly pickup on Tuesdays.

- J.** Length of time: The Applicant requests the SLUP be granted for an indefinite duration, or for as long as the property is operated by the Applicant.

- K.** Size, scale, and massing: No new buildings or additions; the home remains perfectly scaled to the neighborhood.

- L.** Archaeological/Historic areas: No impact. The property is in a modern subdivision with no known historic sites.

- M.** Supplemental regulations: Rooted In Christ Academy will comply with all DeKalb "Home Occupation" codes and State DECAL licensing.

- N.** Needs of the neighborhood: Provides a much-needed licensed, professional, and spiritually grounded childcare option for local families.

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 contributions to a local government official within two years immediately preceding the filing of this application?

Yes No

If the answer is yes, you must file a **Disclosure Report** with the governing authority of DeKalb County showing:

***Notary seal not needed if answer is "No"**

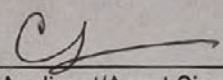
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Notary



Applicant/Agent Signature

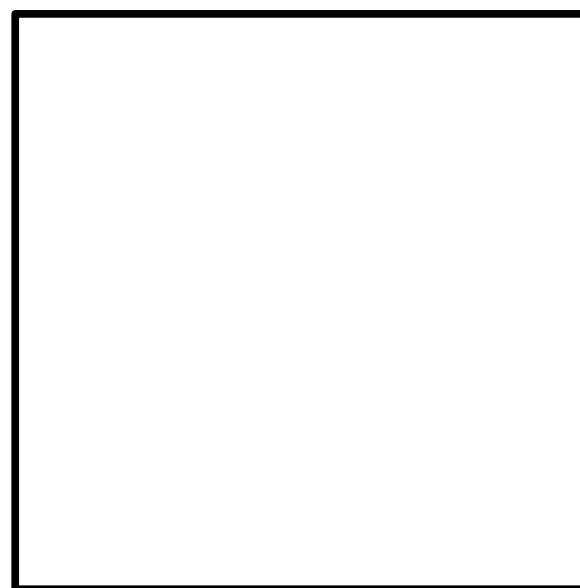
04/13/2026

Date

Check one: Owner Agent

Expiration Date/ Seal

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL



THIS SPACE RESERVED FOR THE CLERK OF COURT

SUBJECT LOT IS
LOT 65 BLOCK "C"
UNIT ONE, PHASE FOUR
PRINCETON PARK S/D
AS RECORDED IN
PLAT BOOK 126 PAGES 31-36
TAX ID 16 130 01 201

LOT AREA
0.482 ACRES +/-
20,988 SQ.FT. +/-

AREA "A"
0.273 ACRES
11,873 SQ.FT.

AREA "B"
0.209 ACRES +/-
9115 SQ.FT. +/-

SITE REFERENCES:
1) DEED BOOK 25649 PAGE 212
2) DEED BOOK 15373 PAGE 759
3) PLAT BOOK 126 PAGES 31-36
4) TAX MAPS AND TAX DATA
AVAILABLE ONLINE FROM THE
DEKALB COUNTY WEB SITE.

IMPERVIOUS
AREA
6782 SQ.FT. OR
32.3% OF LOT

DRIVE	761
F WALKS	263
F PORCH	28
HOUSE FOOTPRINT	2028
LT WALK	251
RT WALK	240
RT REAR PATIO & WLK	605
REAR PATIO	2219
WALLS	387

35% ALLOWED
GRAVEL AREAS SHOWN NOT
INCLUDED

LEGEND

- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- GPS OBSERVATION

NOTES:

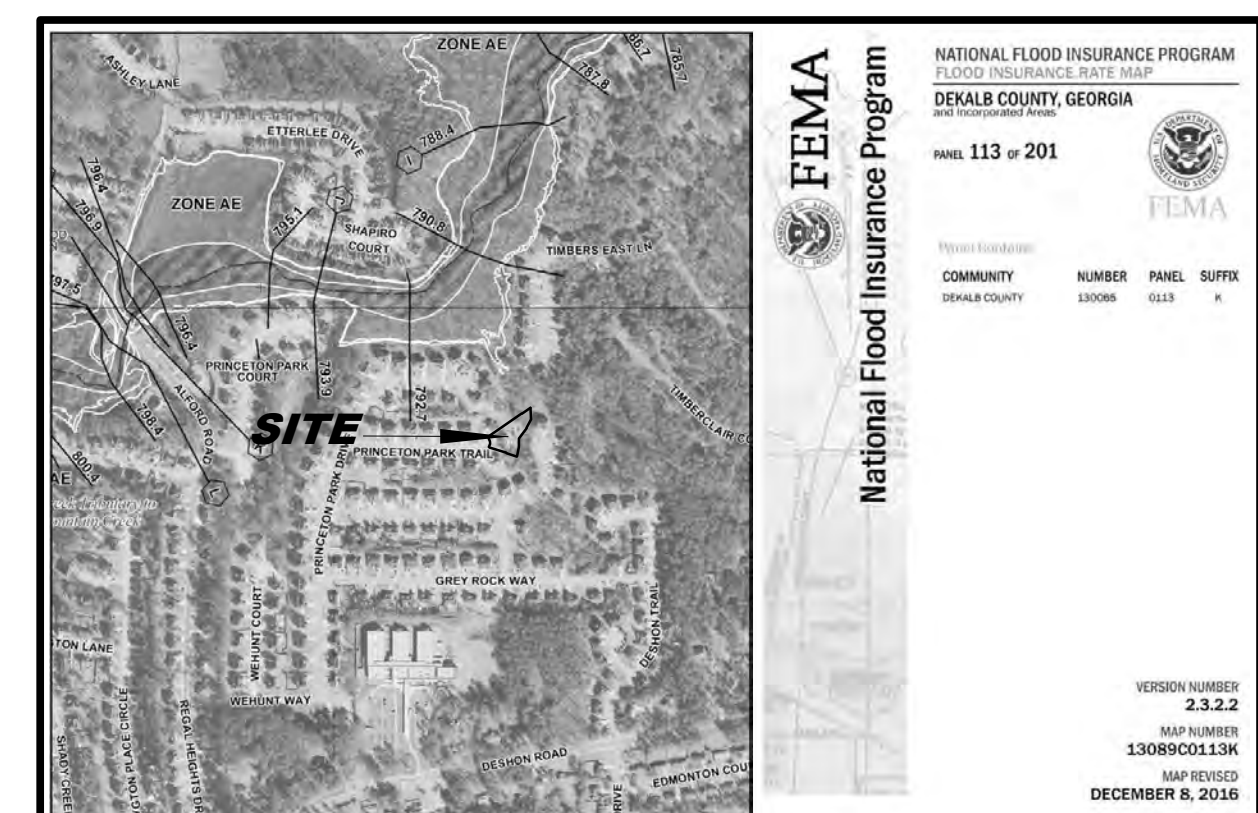
- THE NEAREST KNOWN GROUP DAYCARE FACILITY IS CHILDTIME OF LITHONIA BEING LOCATED AT 876 SOUTH DESHON ROAD WHICH IS 1.6 MILES OR 8,448 FEET AWAY.
- THE 6 FOOT WOOD PRIVACY FENCE INDICATED HEREON IS AT THE HOMEOWNERS REQUEST. THIS FENCE DID NOT EXIST AT THE TIME OF THE SITE INSPECTION ON 04/08/26 AND IS PROPOSED IN LOCATION AND PROXIMITY.

GPS POINT OBSERVATIONS 60d TIMBER NAILS W/ CAPS

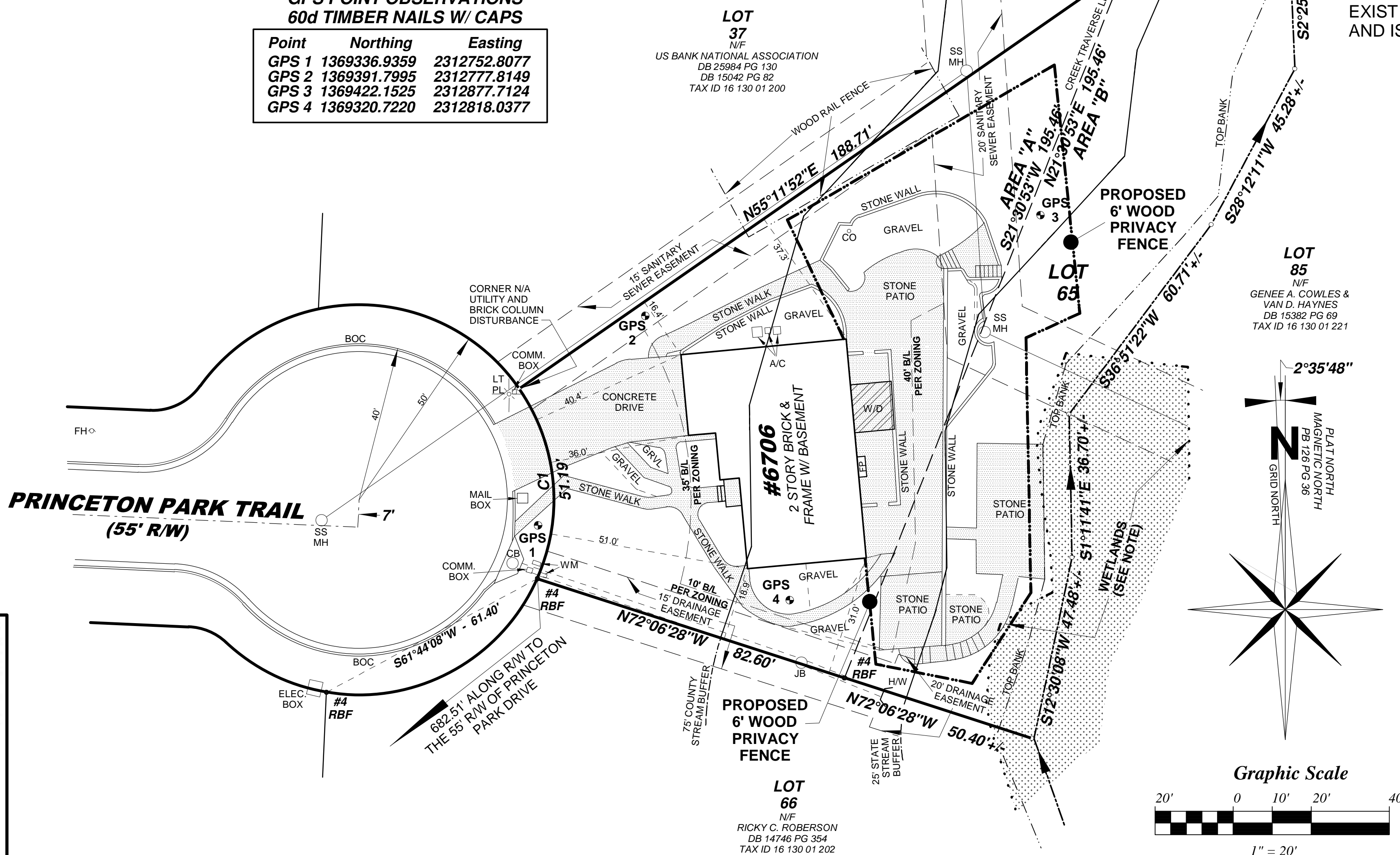
Point	Northing	Easting
GPS 1	1369336.9359	2312752.8077
GPS 2	1369391.7995	2312777.8149
GPS 3	1369422.1525	2312877.7124
GPS 4	1369320.7220	2312818.0377



LOCATION MAP
NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0113K PANEL 113 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED DECEMBER 08, 2016.



LEGAL DESCRIPTION

All that tract or parcel of land lying and being located in Land Lot 130 of the 16th District of DeKalb County, Georgia and being more particularly described as follows:

BEGINNING at a #4 rebar found located on the 55 foot right-of-way of Princeton Park Trail (said rebar found being 682.52 feet as measured in an Easterly direction from the intersection of the southerly right-of-way of Princeton Park Trail and the Easterly 55 foot right-of-way of Princeton Park Drive) thence northerly along the right-of-way of Princeton Park Trail and following the curvature thereof for an arc distance of 51.19 feet (said arc being subtended by a chord of North 5 degrees 28 minutes 02 seconds West, 48.98 feet with a radius to the West of 50 feet) to a point; thence leaving said 55 foot right-of-way North 55 degrees 11 minutes 52 seconds East, a distance of 188.71 feet to a point (said point being witnessed by a #4 rebar found located South 22 degrees 18 minutes 07 seconds West, 1.10 feet); thence continuing Northeast along said line, a distance of 50.29 feet to a point located in the centerline of a creek; thence Southwesterly along said creek centerline and following the meanderings thereof South 2 degrees 25 minutes 42 seconds East, a distance of 54.55 feet; thence South 28 degrees 12 minutes 11 seconds West, a distance of 45.28 feet; thence South 36 degrees 51 minutes 22 seconds West, a distance of 60.71 feet; thence South 1 degree 11 minutes 41 seconds East, a distance of 36.70 feet; thence South 12 degrees 30 minutes 08 seconds West, a distance of 47.48 feet; thence leaving said creek centerline North 72 degrees 06 minutes 28 seconds West, a distance of 50.40 feet to a #4 rebar found; thence continuing West along said line, a distance of 82.60 feet to a #4 rebar found LOCATED ON THE RIGHT-OF-WAY OF Princeton Park Trail and the **POINT OF BEGINNING**.

Said described tract containing 0.482 acres or 20,989 square feet more or less.

CURVE TABLE

Curve	Radius	Arc	Chord	Chord Bearing
1	50.00	51.19	48.98	N5°28'02"W

NOTE FOR POLAR SHIFT:
THE MIGRATION OF THE MAGNETIC POLES ON EARTH ARE SAID TO BE IN THE PROCESS OF REVERSING. THE LAST TIME EARTHS POLES REVERSED WAS 780,000 YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING DEVELOPED DURING THE ACCELERATION TO WARN WHEN THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)



Contact 811 before you dig.



LANNES K. BURKHALTER GA. R.L.S. #2581 1/09/2026 DATE

© COPYRIGHT AARROW SURVEYING 2026

JOB NUMBER: 260009
SCALE: 1" = 20'
DATE: 04/08/26
DRAWN BY: KB
PC: KB JP: KB
CHECKED BY: KB
AARROW PLOT DATE: 04/09/26

SPECIAL USE EXHIBIT PLAN FOR: JERARD STOKES & CHIQUITA M. STOKES

LOCATED AT:

#6706 PRINCETON PARK TRAIL
LAND LOT 130 OF THE 16TH DISTRICT
DEKALB COUNTY, GEORGIA



AARROW SURVEYING

LICENSE NO. LSF000595

2245 COUNTRY WALK
SNELLVILLE, GEORGIA 30039
PH. AND FAX 770-982-9900

SHEET 01 OF 01

REVISIONS:

LAND SURVEYING - CONSULTING - COMMERCIAL - RESIDENTIAL

DISTANCES ARE HORIZONTAL GROUND DISTANCES.

THE SURVEY DIMENSIONS ARE BASED ON THE U.S. FOOT, (39.37 INCHES = 1 METER)

TOTAL STATION EQUIPMENT USED:
 GEOMAX ZPP20R4 READINGS DIRECTLY TO 02 SECONDS, ELECTRONIC DISTANCE METER READINGS DIRECTLY TO 0.005 FEET.

GLOBAL POSITIONING EQUIPMENT USED:
 BEARINGS AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING CHC I90 IMU-RTK GNSS ROVER EQUIPMENT AND EGPS SOLUTIONS REAL TIME NETWORK ADJUSTMENT ON DATE OF FIELD WORK.

THIS SURVEY WAS PREPARED UTILIZING A MULTI FREQUENCY GPS RECEIVER, NETWORK RTK CORRECTIONS WERE RECEIVED VIA CELLULAR MODEM. THE BASE STATION NETWORK IS OPERATED AND MAINTAINED BY EGPS SOLUTIONS, INC.

THE RELATIVE POSITIONAL ACCURACY AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY IS 0.04 FEET HORIZONTAL AND 0.07 FEET VERTICAL AT A 95% CONFIDENCE LEVEL

DATA COLLECTION UTILIZED BY ANDROID TABLET RUNNING GEOMAX X-PAD ULTIMATE SURVEY.

THE FIELD SURVEY WAS COMPLETED ON: **04/08/2026**

NOTE: THE WETLANDS DELINEATED HEREON ARE SHOWN AS PER THE REFERENCED SUBDIVISION PLAT AND WERE NOT VERIFIED BY THIS SURVEYOR.

**SUBJECT LOT IS
 LOT 65 BLOCK "C"
 UNIT ONE, PHASE FOUR
 PRINCETON PARK S/D
 AS RECORDED IN
 PLAT BOOK 126 PAGES 31-36
 TAX ID 16 130 01 201**

SITE REFERENCES:
 1) DEED BOOK 25649 PAGE 212
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**GPS POINT OBSERVATIONS
 60d TIMBER NAILS W/ CAPS**

Point	Northing	Easting
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- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- GPS OBSERVATION

UNDERGROUND UTILITY DISCLAIMER

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AS IT RELATES TO UNDERGROUND FACILITIES AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND SUCH UNDERGROUND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THE INFORMATION SHOWN HEREON AS IT RELATES TO UNDERGROUND UTILITIES AND STRUCTURES. THE LIMITATIONS AS TO ACCURACY CONTAINED IN THIS PARAGRAPH SHALL NOT APPLY TO UTILITIES AND/OR STRUCTURES OF ANY KIND WHICH ARE VISIBLE FROM THE SURFACE. ALL SUCH ABOVE GROUND UTILITIES AND/OR STRUCTURES HAVE BEEN FIELD LOCATED AND ARE ACCURATELY DEPICTED HEREON.

== PLAT CERTIFICATION ==

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMES HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS RECERTIFICATION BY THE SURVEYOR HEREON RENAMING THE PLAT TO SAID OTHER PERSON, PERSONS OR ENTITIES.

STATE WATERS NOTE

THIS SURVEYOR HAS MADE NO DETERMINATION OR JUDGEMENT AS TO THE EXISTENCE OF ANY STATE WATERS THAT MAY BE ON OR ADJACENT TO THE PROPERTY SHOWN ON THIS SURVEY. PRIOR TO ANY CONSTRUCTION OR OTHER WORK, THE PROPERTY OWNER AND/OR THEIR CONTRACTOR SHOULD VERIFY WITH THE LOCAL AND/OR STATE AGENCIES AS TO THE EXISTENCE OF STATE WATERS THAT MAY IMPACT THIS PROPERTY. AN INDEPENDENT ENVIRONMENTAL ASSESSMENT MAY BE REQUIRED.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A HORIZONTAL CLOSURE OF 1 FOOT IN 33,140 FEET.

THIS SURVEY HAS BEEN CALCULATED FOR CLOSURE BY LATITUDE AND DEPARTURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 351,163 FEET.

ACCORDING TO THE DEKALB COUNTY RECORDS THIS SITE IS ZONED R100.

NOTE THAT ANY BUILDING SETBACKS SHOWN ARE SUBJECTIVE AND HAVE BEEN INTERPOLATED FROM ZONING INFORMATION OR PLATS OF RECORD. THESE BUILDING SETBACKS MAY CHANGE WHEN REVIEWED BY THE LOCAL GOVERNING AUTHORITY.

PURSUANT TO THE OFFICIAL CODE OF GEORGIA ANNOTATED SECTION 44-1-15 IT IS UNLAWFUL FOR ANY PERSON WILLFULLY AND KNOWINGLY TO REMOVE, DESTROY, INJURE, OR DISPLACE ANY PROPERTY CORNER MONUMENT EXCEPT UNDER THE AUTHORITY OF A REGISTERED LAND SURVEYOR.

SURVEYORS CERTIFICATION

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



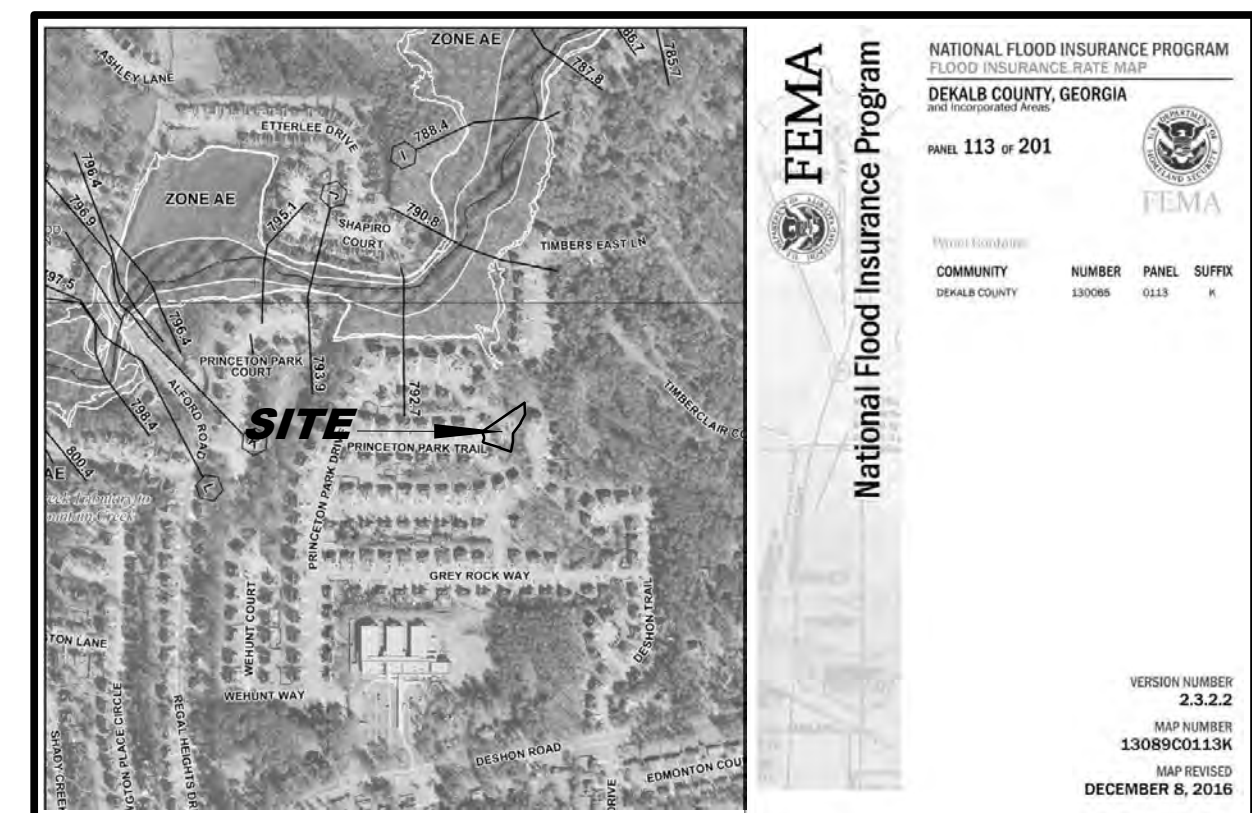
James K. Burkhalter
 JAMES K. BURKHALTER GA. R.L.S. #2581
 1/09/2026 DATE

MATTERS OF TITLE ARE EXCEPTED
 © COPYRIGHT AARROW SURVEYING 2026

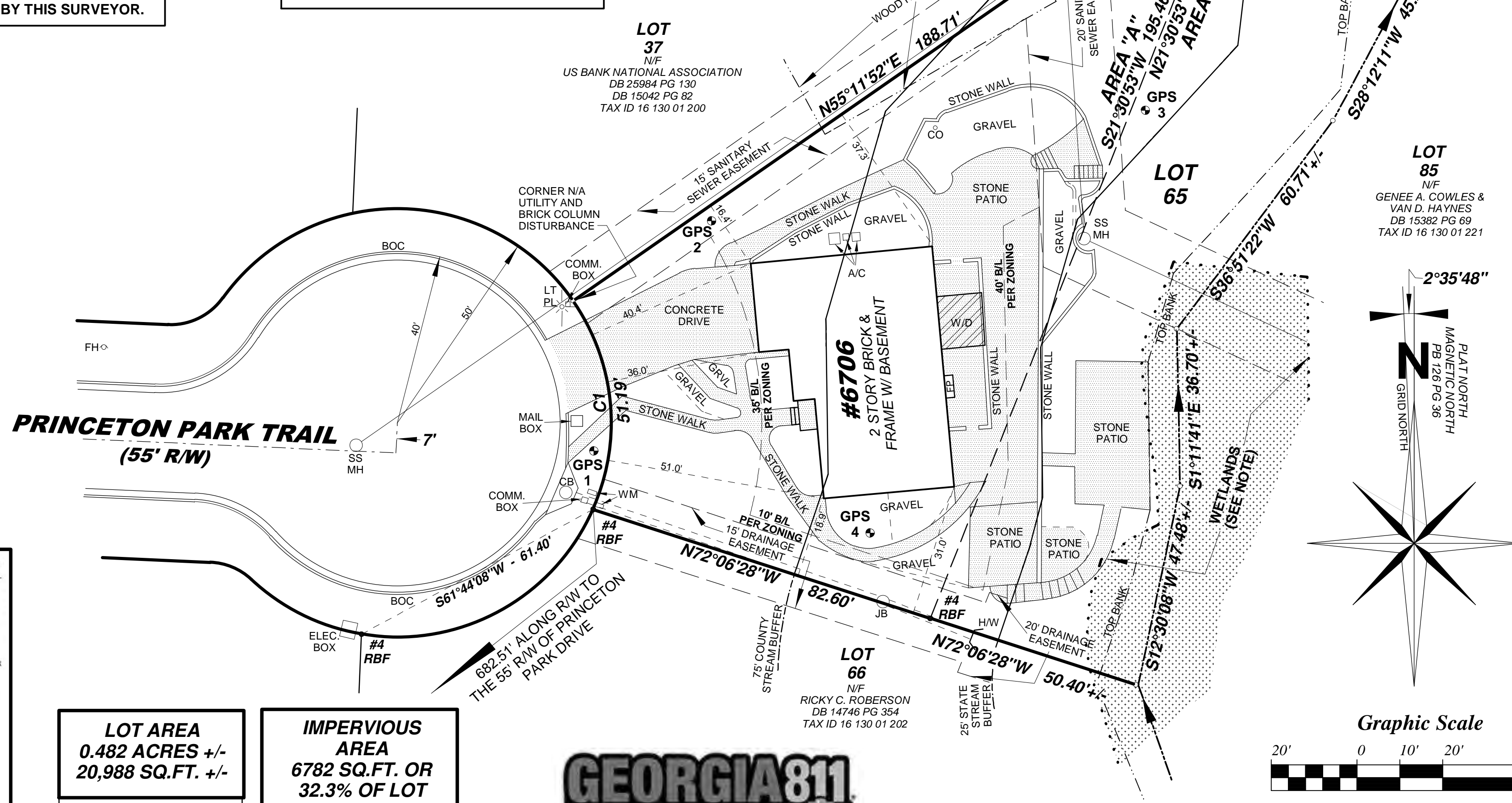
THIS SPACE RESERVED FOR THE CLERK OF COURT



LOCATION MAP NOT TO SCALE



NO PORTION OF THIS PARCEL IS IN A SPECIAL FLOOD HAZARD AREA PER FEMA FLOOD INSURANCE RATE MAP NUMBER 13089C0113K PANEL 113 OF 201 COVERING DEKALB COUNTY, GEORGIA DATED DECEMBER 08, 2016.



LOT AREA 0.482 ACRES +/- 20,988 SQ.FT. +/-
AREA "A" 0.273 ACRES 11,873 SQ.FT.
AREA "B" 0.209 ACRES +/- 9,115 SQ.FT. +/-

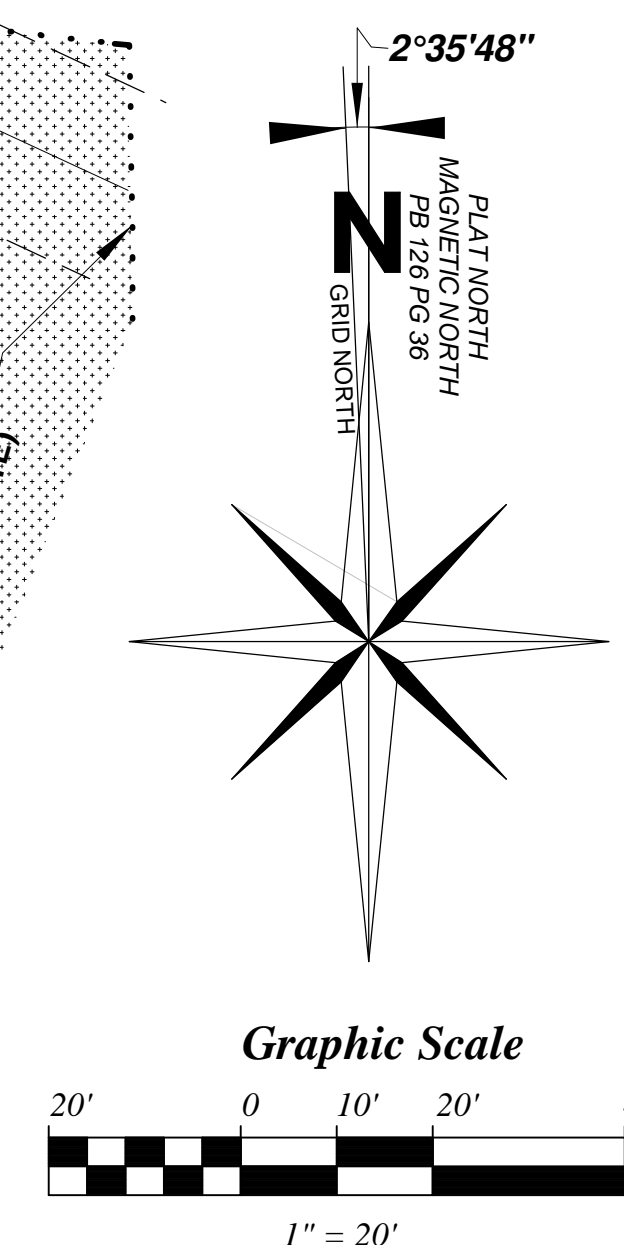
IMPERVIOUS AREA 6782 SQ.FT. OR 32.3% OF LOT
DRIVE 761
F WALKS 263
F PORCH 28
HOUSE FOOTPRINT 2028
LT WALK 251
RT WALK 240
RT REAR PATIO & WLK 605
REAR PATIO 2219
WALLS 387
35% ALLOWED GRAVEL AREAS SHOWN NOT INCLUDED



Contact 811 before you dig.

CURVE TABLE

Curve	Radius	Arc	Chord	Chord Bearing
1	50.00	51.19	48.98	N5°28'02"W



NOTE FOR POLAR SHIFT:
 THE MIGRATION OF THE MAGNETIC POLES ON EARTH ARE SAID TO BE IN THE PROCESS OF REVERSING. THE LAST TIME EARTHS POLES REVERSED WAS 780,000 YEARS AGO. CURRENTLY A WARNING SYSTEM IS BEING DEVELOPED DURING THE ACCELERATION TO WARN WHEN THEY MOVE OVER 40 DEGREES. (MAVSTAR OBSERVATORY)

JOB NUMBER: 260009
 SCALE: 1" = 20'
 DATE: 04/08/26
 CHECKED BY: KB
 AARROW PLOT DATE: 04/09/26

BOUNDARY/ASBUILT SURVEY FOR: JERARD STOKES & CHIQUITA M. STOKES

LOCATED AT:
**#6706 PRINCETON PARK TRAIL
 LAND LOT 130 OF THE 16TH DISTRICT
 DEKALB COUNTY, GEORGIA**



AARROW SURVEYING

LICENSE NO. LSF000595

2245 COUNTRY WALK
 SNELLVILLE, GEORGIA 30039
 PH. AND FAX 770-982-9900

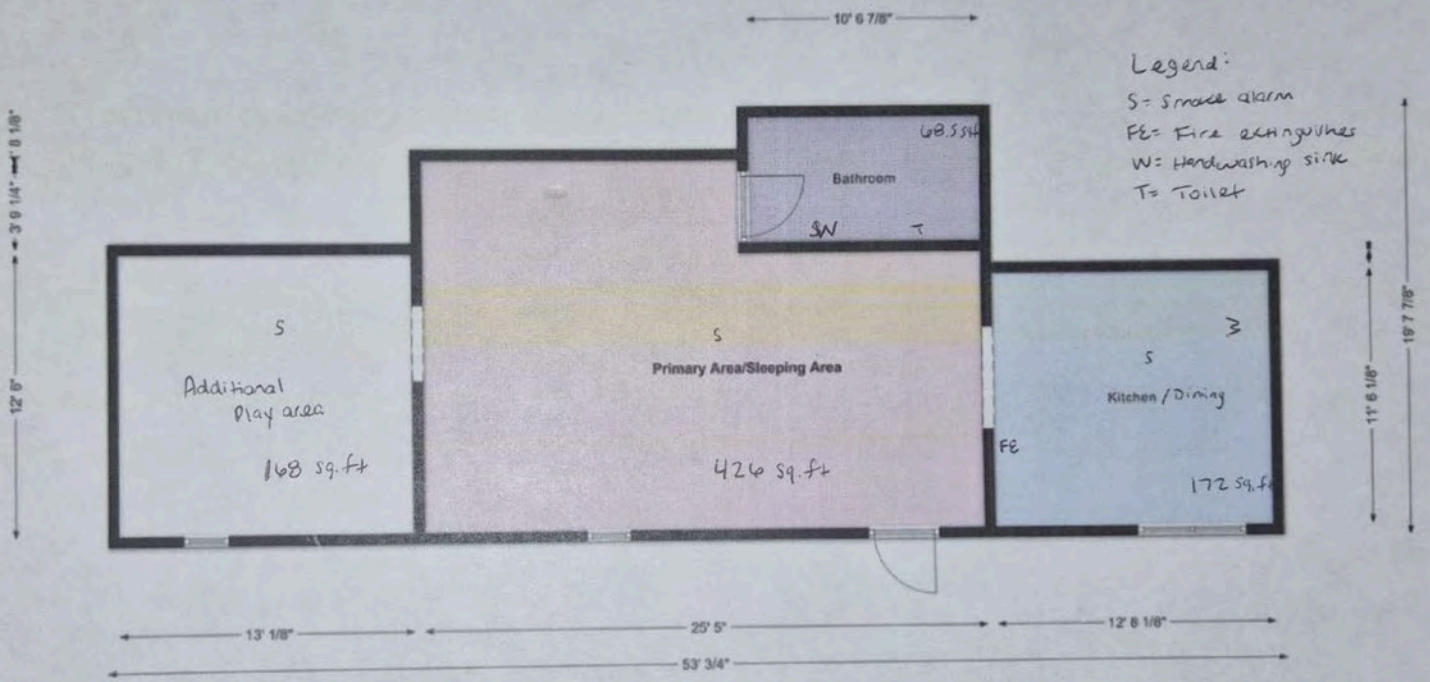
SHEET 01 OF 01

REVISIONS:

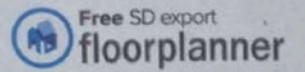
6706 Princeton Park Trl.
Lithonia, Ga. 30058

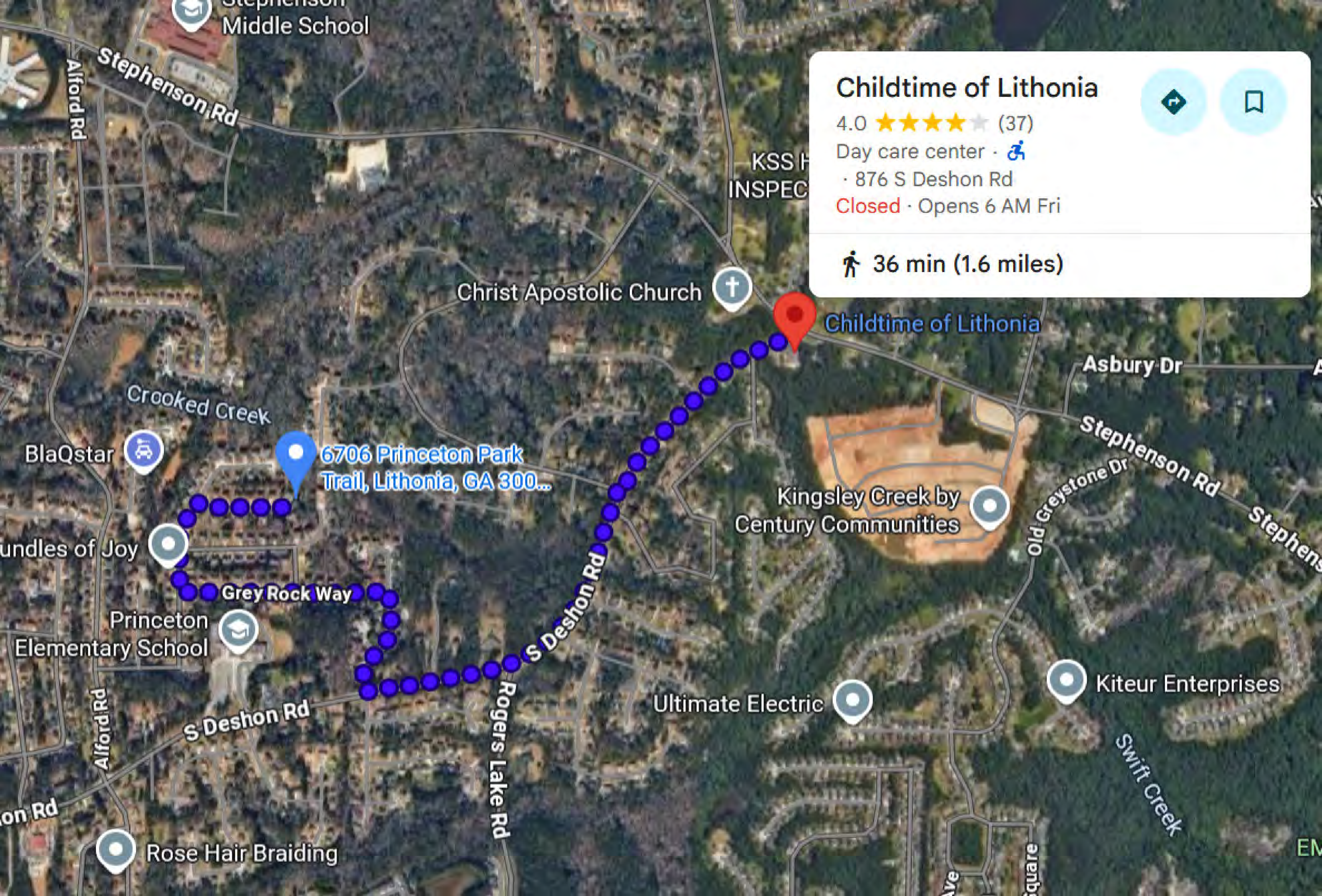
Chiquita Stokes Floor Plan

Total Indoor space: 834.559 sq. ft.
Max capacity: 6 Children



"Fenced yard exceeds 600 sq. ft."
(see attached property survey)





Stephenson Middle School

Childtime of Lithonia



4.0 ★★★★★ (37)

Day care center · ♿

· 876 S Deshon Rd

Closed · Opens 6 AM Fri

🚶 36 min (1.6 miles)

Christ Apostolic Church

Childtime of Lithonia

6706 Princeton Park Trail, Lithonia, GA 300...

Kingsley Creek by Century Communities

BlaQstar

Bundles of Joy

Grey Rock Way

Princeton Elementary School

Ultimate Electric

Kiteur Enterprises

Rose Hair Braiding

Sponsored

Childtime of Lithonia

4.0 (37)

Day care center ·

Stay Engaged With Our New App

Building strong foundations with a Reggio Emilia-inspired approach for school success.

childtime.com

[Visit Site](#)

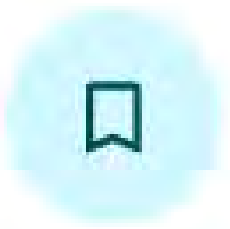
Overview

Reviews

About



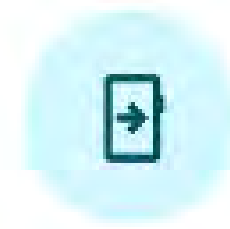
Directions



Save



Nearby



Send to phone



Share

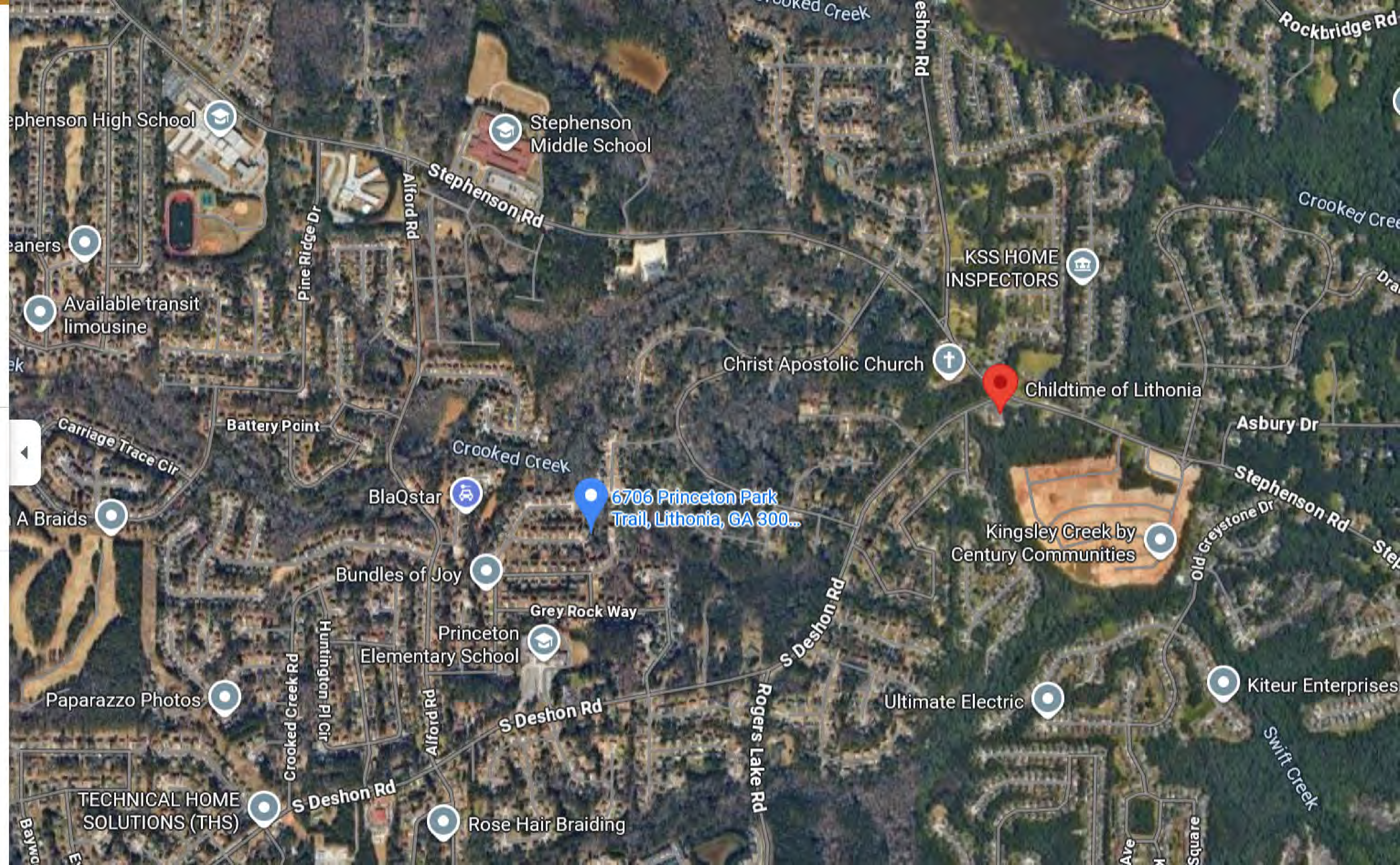
876 S Deshon Rd, Lithonia, GA 30058

Closed · Opens 6 AM Fri

childtime.com

(877) 220-0584

QV8X+XM Lithonia, Georgia



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

PRE-APPLICATION FORM REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE (Required prior to filing application. Signed copy of this form must be submitted at filing.)

Applicant(s) Name: _____ Phone: _____

Email: _____ Commission District(s): _____

Property Address: _____

Tax Parcel ID: _____ Acreage: _____

Existing Use: _____ Proposed Use: _____

Supplemental Regs: _____ Overlay District: _____

Rezoning: Existing Zoning: _____ Proposed Zoning: _____

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment - Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

Land Use Amendment Request: _____

Special Land Use Permit Article Number(s) 27- _____

Special Land Use Request(s): _____

Major Modification - Existing Zoning Conditions: _____

Major Modification Request: _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Calendar Dates: CC: _____

PC: _____ BOC: _____

Letter of Intent: _____ Impact Analysis: _____ Owner Authorization(s): _____ Campaign Disclosure: _____

Public Notice, Signs: _____ Tree Survey, Conservation (if applicable): _____

Submittal Format:

ONE (1) COMBINED, PDF DOCUMENT UPLOAD via OUR ONLINE PORTAL.

Site Plan Checklist, if applicable:

- | | | |
|---|---|------------------------|
| * Density | * Frontage | * Sidewalks |
| * Density Bonuses | * Street Width | * Fencing/Walls |
| * Mix of Uses | * Landscape Strips | * Building Height |
| * Open Space | * Parking - Auto | * Building Separation |
| * Enhanced Open Space | * Parking – Bicycle | * Building Orientation |
| * Pedestrian Plan | * Screening | * Streetscapes |
| * Lot Size | * Perimeter Landscapes | * Garages |
| * Setbacks: front, sides, side corner, rear | * Bldg Materials: Roof, Fenestration, Façade Design | |

Possible Variances: _____

Comments: _____

Planner: _____

Date: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Zoning Comments July 2026

N1. SLUP-26-1248084 (2026-0707) 5395 Covington Highway:

Covington Highway is classified as a Major Arterials, also a Georgia State Route. Refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. If not already in place: Requires a right of way dedication of 75 feet from the centerline of roadway, all public infrastructure must be within right of way. Requires a 10-foot multiuse path with pedestrian scale streetlights. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N2. Z-26-1248023 (2026-0708) 2570 McAfee Road:

McAfee Road is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N3. Z-26-1248094 (2026-0709) 3040 Briarcliff Road:

Briarcliff Road is classified as a Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multi-use path. It requires pedestrian scale streetlights (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO.

N4. SLUP-26-1248091 (2026-0710) 3319 Tarragon Drive:

Tarragon Drive is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5. SLUP-26-1248092 (2026-0711) 4293 Hambrick Way:

Hambrick Way is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6. SLUP-26-1248093 (2026-0712) 6706 Princeton Park Trail:

Princeton Park Trail is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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. It requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).



5/21/2026

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Director, Division of Environmental Health
Cc: Alan Gaines, Deputy Director, Division of Environmental Health
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.

5/21/2026

N1-2026-0707

SLUP-26-1248084

5395 Covington Highway, Decatur, GA 30035

- SLUP. See General Comments

N2-2026-0708

Z-26-1248023

2570 McAfee Road, Decatur, GA 30032

- See general comments

N3-2026-0709

Z-26-1248094

3040 Briarcliff Road, Atlanta, Ga 30329

- See general comments.

5/21/2026

N4-2026-0710

SLUP-26-1248091

3319 Tarragon Drive, Decatur, GA 30034

- Child daycare facility. See general comments.

N5-2026-0711

SLUP-26-1248092

4293 Hambrick Way, Stone Mountain, GA 30083

- Personal care home. See general comments.

N6-2026-0712

SLUP-26-1248093

6706 Princeton Park Trail, Lithonia, GA 30058

- Child daycare. See general comments.

LAND DEVELOPMENT ANALYSIS

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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.

Case # and Parcel: _____

Address: _____

- **Transportation/Access/Row**

- **Stormwater Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____ N/A

COMMENTS:

Signature: _____ *Akin Akinsola*



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate _____ inadequate _____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-26-1248093 (2026-0712) Parcel I.D. #s: 16 130 01 201

Address: 6706 Princeton Park Trail, Lithonia, GA 30058

Adjacent Roadway (s):

(classification) (classification)

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

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

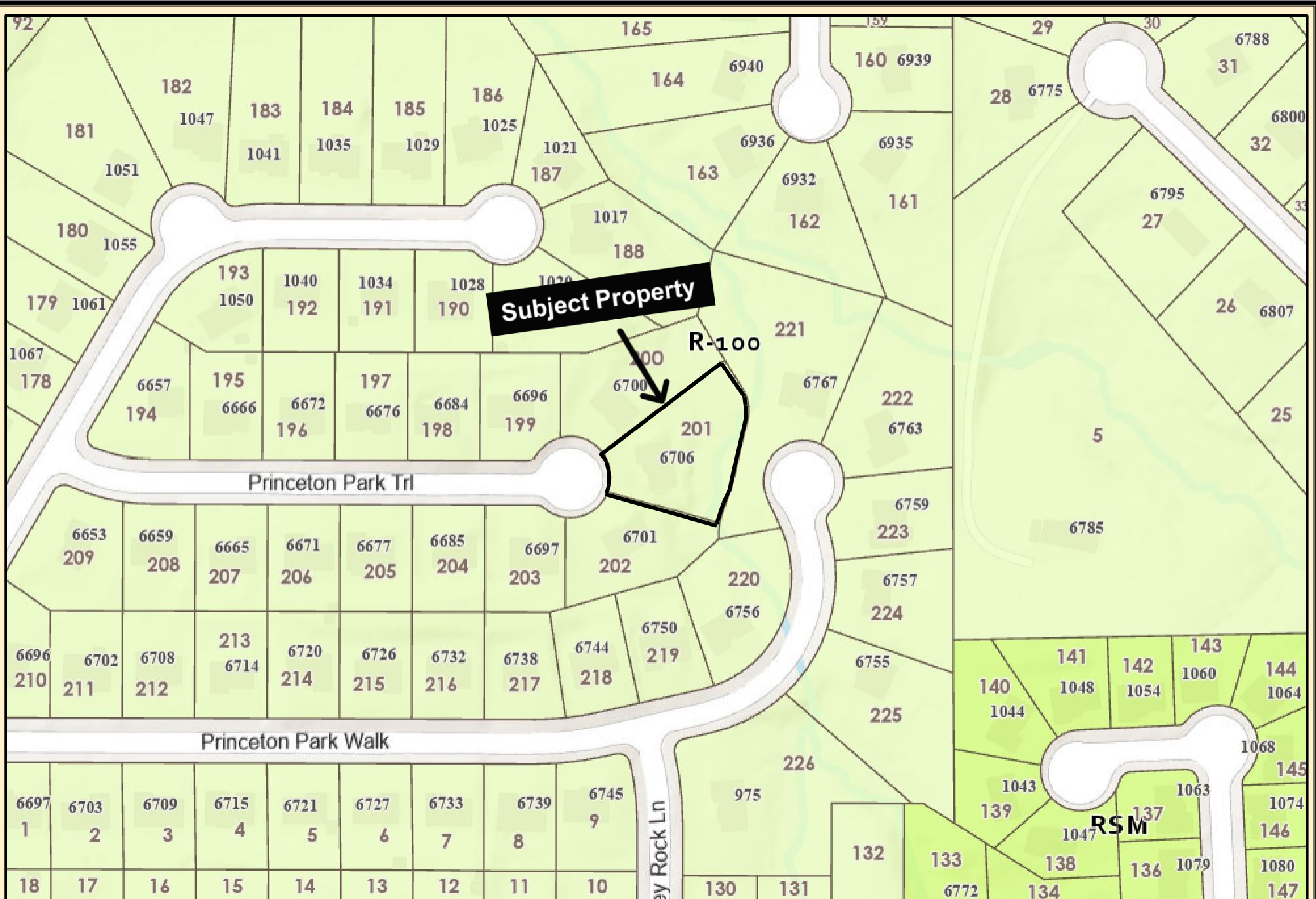
Please provide additional information relating to the following statement.

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.

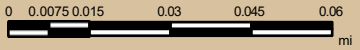
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given 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 find any Traffic Issues or Concerns at this Location.

Signature: Rayon Landell



DeKalb County Parcel Map

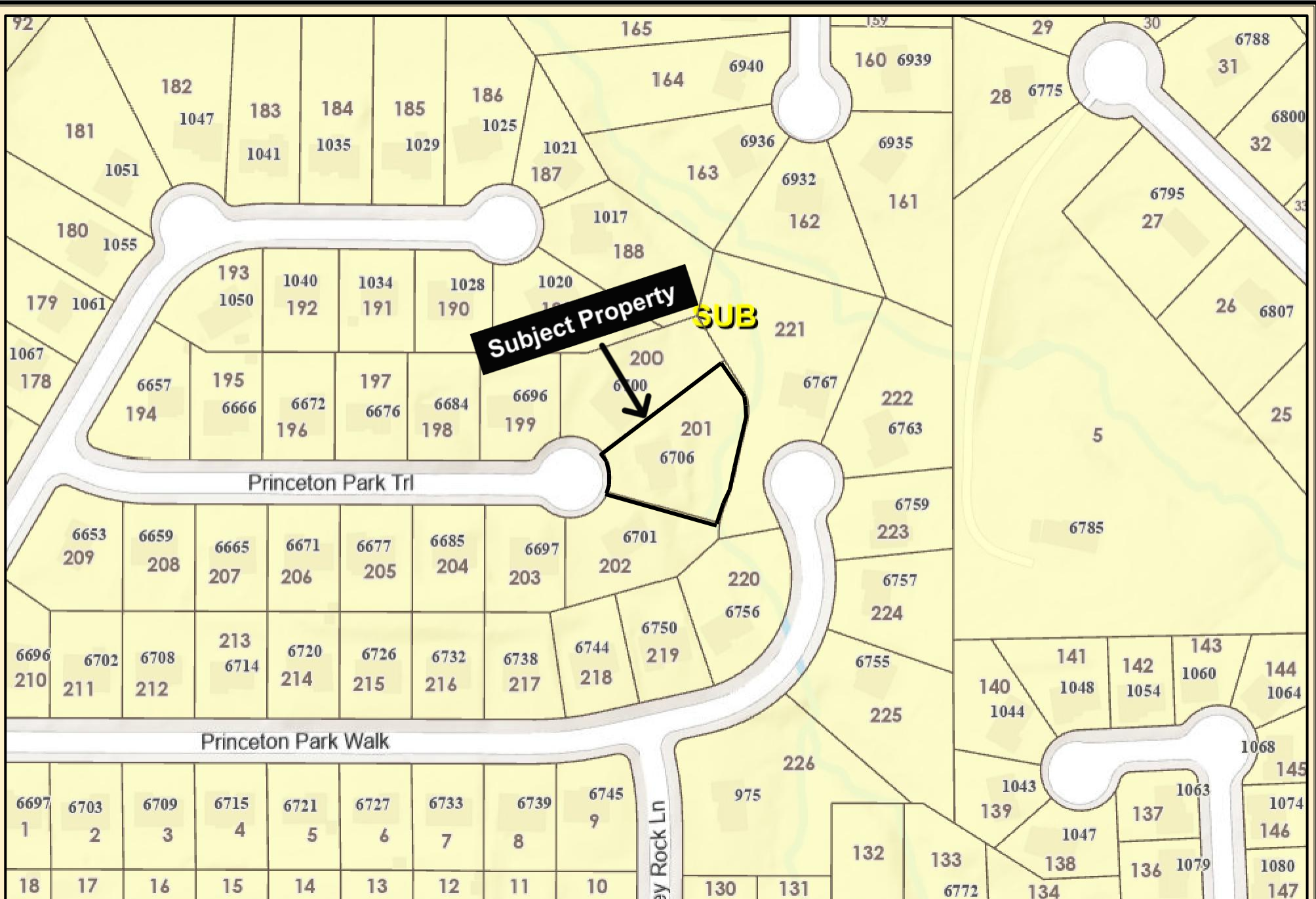


Date Printed: 4/16/2026



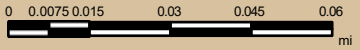
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Subject Property SUB

DeKalb County Parcel Map

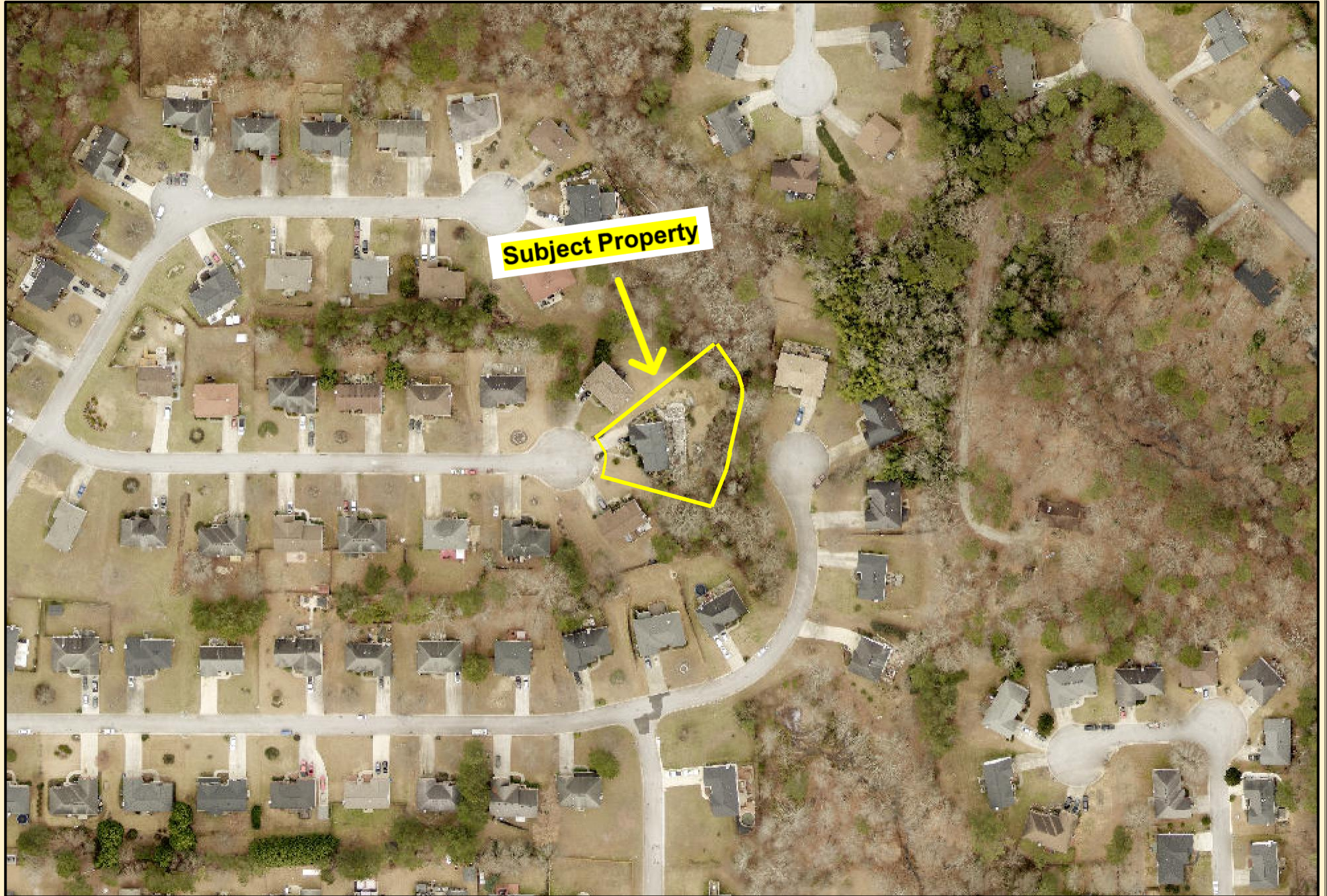


Date Printed: 4/16/2026



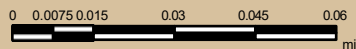
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Subject Property

DeKalb County Parcel Map



Date Printed: 4/16/2026



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