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) to allow 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: D5-2026-0712 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) to allow a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Oct. 2026) No Quorum. **(June 2026)** Approval with Condition(s).

PLANNING COMMISSION: (Nov. 5, 2026) Approval with Conditions. **(July 7, 2026)** Approval with Conditions.

PLANNING STAFF: (November 2026) Denial. **(August 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 the application.

PLANNING COMMISSION VOTE: **(November 5, 2026) Approval with Conditions 6-0-0.** Motion was made by Commissioner Costello, seconded by Commissioner Patton for approval with the previous two (2) conditions recommended by the Planning Commission: 1) Approval shall be contingent on Staff's confirmation that the distance requirement being met (issue with the other child daycare is resolved in this Applicant's favor); and 2) The fence install must adhere to buffer requirements & restrictions and have a minimum height of 6-feet, per the recommendation of Community Council District 4. **(July 7, 2026) Approval with Conditions 6-0-2.** Motion was made by Commissioner Osler, seconded by Commissioner Costello for approval with the same four conditions as 2026-0710, with the following two added conditions: 1) Approval shall be contingent on Staff's confirmation of distance requirement being met; and 2) The fence install must adhere to buffer requirements & restrictions and have a minimum height of 6-feet, per the recommendation of Community Council District 4. Commissioner Zou and Commissioner Cooper abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **(Oct. 2026) No Quorum-**members present voted for Approval (5-0-1). **(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
Public Hearings & Agendas

Planning Commission Hearing Date: November 5, 2026
Board of Commissioners Hearing Date: November 19, 2026

STAFF ANALYSIS

CASE NO.:	SLUP-26-1248093	**File ID #:** 2026-0712
Address:	6706 Princeton Park Trail, Lithonia, GA 30058	**Commission Districts:** 4 and 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	
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** **X** **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 the application.

Planning Staff Recommendation: ***"Denial"***.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: Aprrox. 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 ☐ Signature 04/13/2026 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.

Scanned With Scanner App Lite

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
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


Chiquita Stokes
6706 Princeton Park Trl
Lithonia, Ga. 30058
Rory C A Burton
1044 Denhom Trl
Lithonia, Ga. 30058
Joanna Neal
Chiquita Stokes
6706 Princeton Park Trl
Lithonia, Ga. 30058
Peace Udensi
6727 Princeton Park Walk
Lithonia, Ga. 30058
Chiquita Stokes
6706 Princeton Park Trl
Lithonia, Ga. 30058
John W Roberts III
Chiquita Stokes
6706 Princeton Park Trl
Lithonia, Ga. 30058
Lola Rene Story
6744 Princeton Park Walk
Lithonia, Ga. 30058
Janice A Tyler
1028 Princeton Park Dr
Chiquita Stokes
6706 Princeton Park Trl
Lithonia, Ga. 30058
Ricky C Roberson
6701 Princeton Park Trl
Lithonia, Ga. 30058
Chiquita Stokes
6706 Princeton Park Trl
Lithonia, Ga. 30058
Aaronette Seaton Floyd
1050 Princeton Park Dr
Chiquita Stokes
6706 Princeton Park Trl
Lithonia, Ga. 30058
Chet D Walker
1029 Princeton Park Dr
Lithonia, Ga. 30058

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.

DeKalb County
GEORGIA

404.371.2155 (o)
DeKalbCountyGa.gov

Government Services Center
178 Sams Street
Building A, Suite 300
Decatur, GA 30030

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 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:

***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

CJ 04/13/2026
Applicant/Agent Signature Date

Check one: ☑ Owner ☐ Agent

Expiration Date/ Seal

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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

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.

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. +/-

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

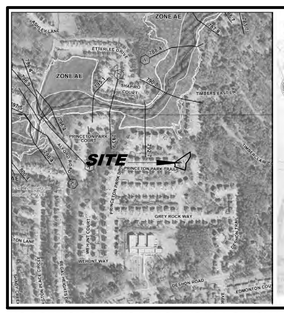
- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- GPS OBSERVATION

GPS POINT OBSERVATIONS
60d TIMBER NAILS W/ CAPS

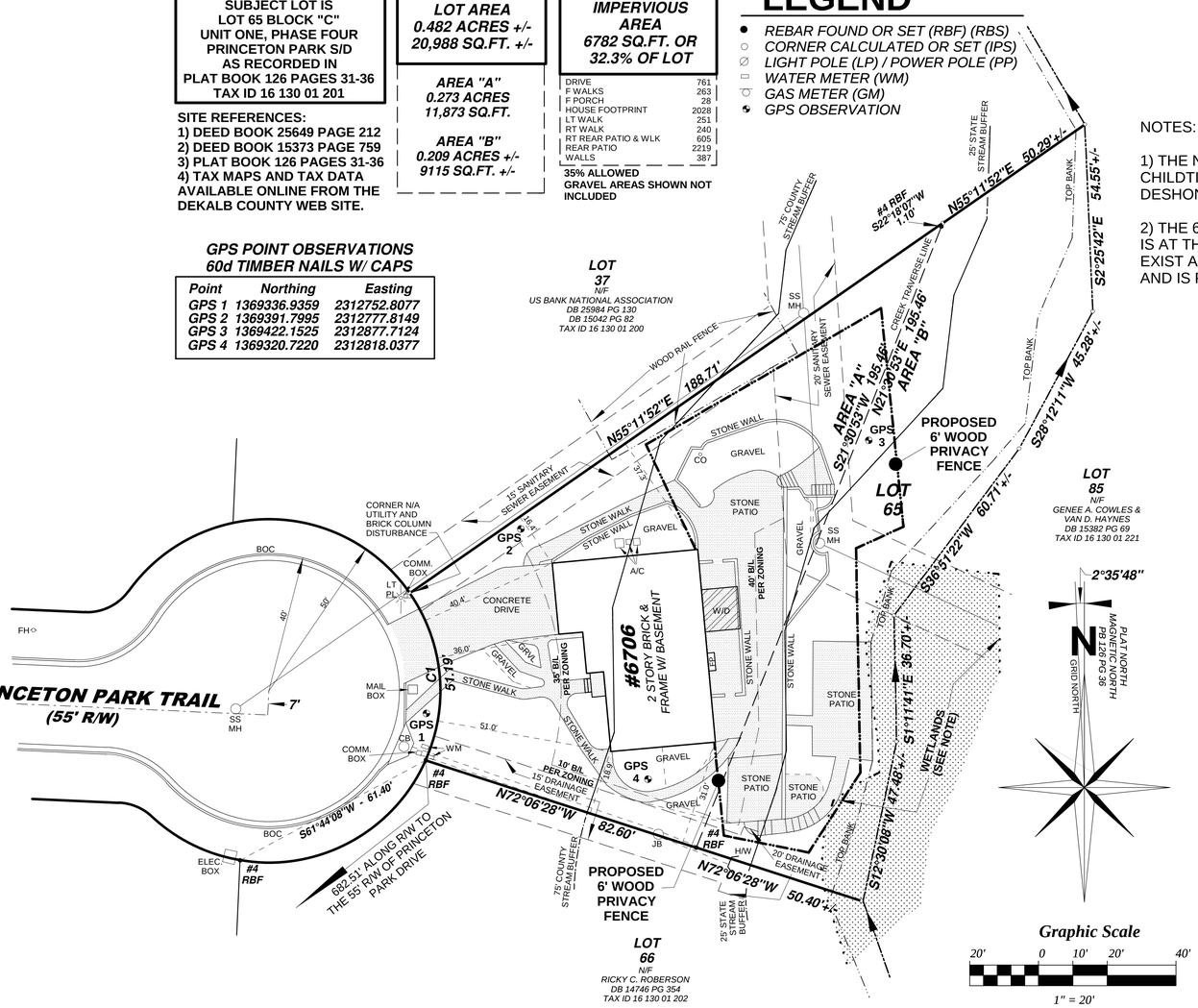
Point	Northing	Easting
GPS 1	1369336.9359	2312752.8077
GPS 2	1369391.7995	2312777.8149
GPS 3	1369422.1525	2312877.7124
GPS 4	1369320.7220	2312818.0377



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.



CURVE TABLE

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

Graphic Scale
20' 0 10' 20' 40'
1" = 20'

NOTES:

1) THE NEAREST KNOWN GROUP DAYCARE FACILTY IS CHILDTIME OF LITHONIA BEING LOCATED AT 876 SOUTH DESHON ROAD WHICH IS 1.6 MILES OR 8,448 FEET AWAY.

2) 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.

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 RIGH-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.

GEORGIA REGISTERED No. 2581 LAND SURVEYOR LANNES K. BURKHALTER

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

© COPYRIGHT AARROW SURVEYING 2026

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)

GEORGIA 811 www.Georgia811.com Contact 811 before you dig.

JOB NUMBER: 260009
SCALE: 1" = 20' | LAND LOT: 130
DATE: 04/08/26 | DISTRICT: 16TH
DRAWN BY: KB | SECTION:
PC: KB |P: KB | COUNTY: DEKALB
CHECKED BY: KB | STATE: GEORGIA
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

THIS SPACE RESERVED FOR THE CLERK OF COURT

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 ZIPP20R4 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 DELINIATED HERON 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
2) DEED BOOK 15373 PAGE 759
3) PLAT BOOK 126 PAGES 31-36
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GPS POINT OBSERVATIONS
60d TIMBER NAILS W/ CAPS

Point	Northing	Easting
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GPS 3	1369422.1525	2312877.7124
GPS 4	1369320.7220	2312818.0377

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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 RIGH-OF-WAY OF Princeton Park Trail and the **POINT OF BEGINNING**.

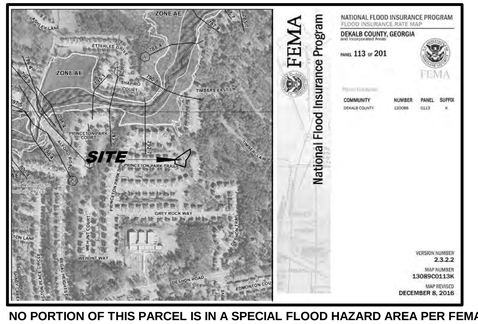
Said described tract containing 0.482 acres or 20,989 square feet more or less.

LEGEND

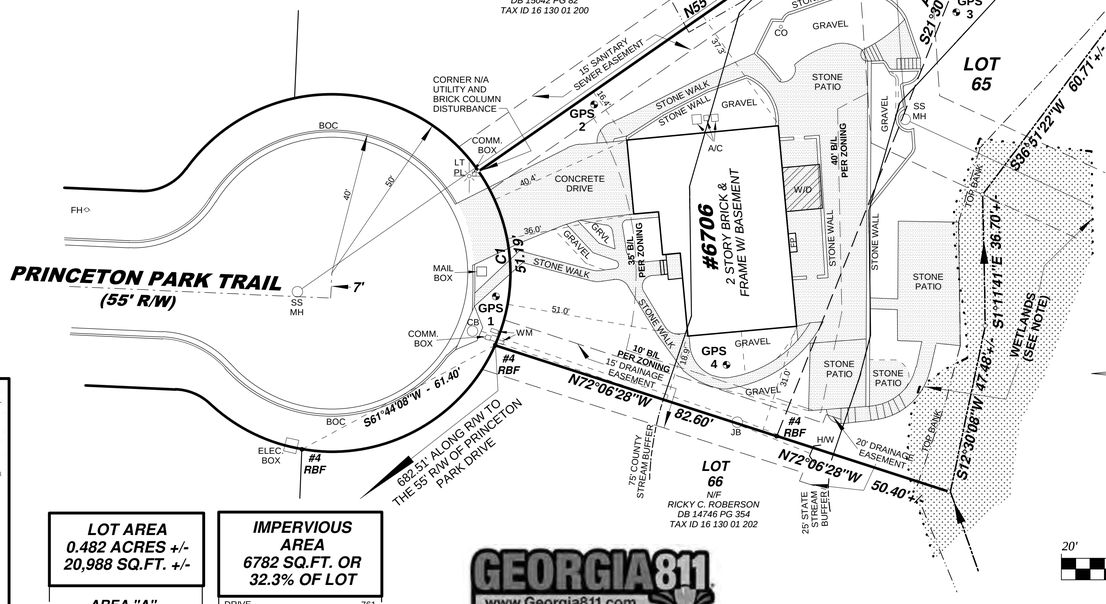
- REBAR FOUND OR SET (RBF) (RBS)
- CORNER CALCULATED OR SET (IPS)
- LIGHT POLE (LP) / POWER POLE (PP)
- WATER METER (WM)
- GAS METER (GM)
- GPS OBSERVATION

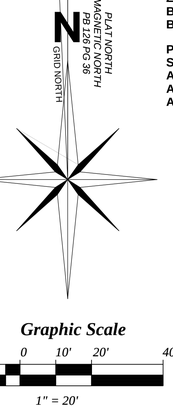


LOCATION MAP NOT TO SCALE



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.





Graphic Scale

20' 0 10' 20' 40'

1" = 20'

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. +/-

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

GEORGIA811 www.Georgia811.com 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)

UNDERGROUND UTILITY DISCLAIMER

INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGRTOUND 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 INTERPROLATED 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.

GEORGIA REGISTERED No. 2581 LAND SURVEYOR LANNES K. BURKHALTER

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

MATTERS OF TITLE ARE EXCEPTED
© COPYRIGHT AARROW SURVEYING 2026

JOB NUMBER: 260009
SCALE: 1" = 20' | LAND LOT: 130
DATE: 04/08/26 | DISTRICT: 16TH
DRAWN BY: KB | SECTION:
PC: KB IP: KB | COUNTY: DEKALB
CHECKED BY: KB | STATE: GEORGIA
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

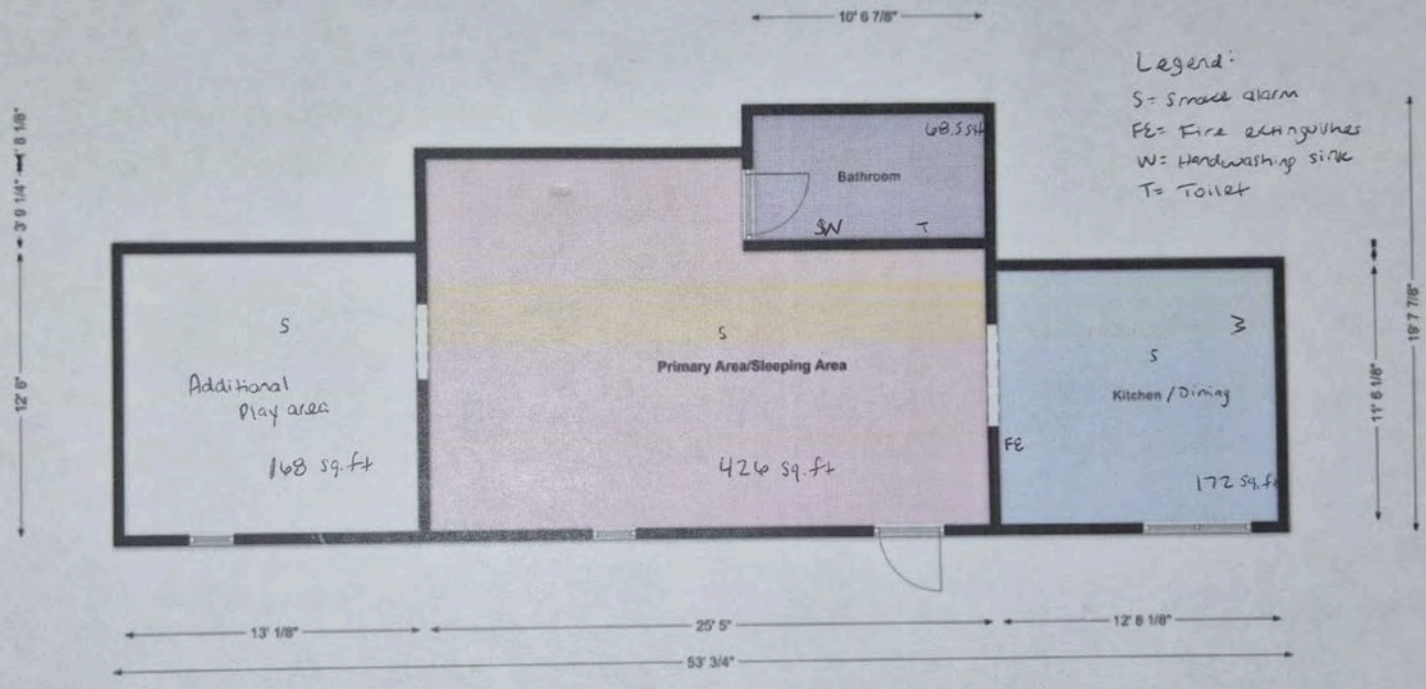
SHEET 01 OF 01

REVISIONS:

6706 Princeton Park Trl.
Lithonia, GA. 30058

Chiquita Stokes
Floor Plan

Total Indoor space: 834.55 sq.ft
Max capacity: 6 Children



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

Free SD export
floorplanner

Scanned With Scanner App Lite

Childtime of Lithonia

4.0 ★★★★☆ (37)

Day care center · ♿

· 876 S Deshon Rd

Closed · Opens 6 AM Fri

36 min (1.6 miles)

Stephenson Middle School

Alford Rd

Stephenson Rd

KSS H
INSPEC

Christ Apostolic Church

Childtime of Lithonia

Asbury Dr

Crooked Creek

BlaQstar

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

Kingsley Creek by Century Communities

Old Greystone Dr

Stephenson Rd

Stephens

undles of Joy

Grey Rock Way

Princeton Elementary School

S Deshon Rd

Rogers Lake Rd

Alford Rd

S Deshon Rd

Ultimate Electric

Kiteur Enterprises

Swift Creek

on Rd

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

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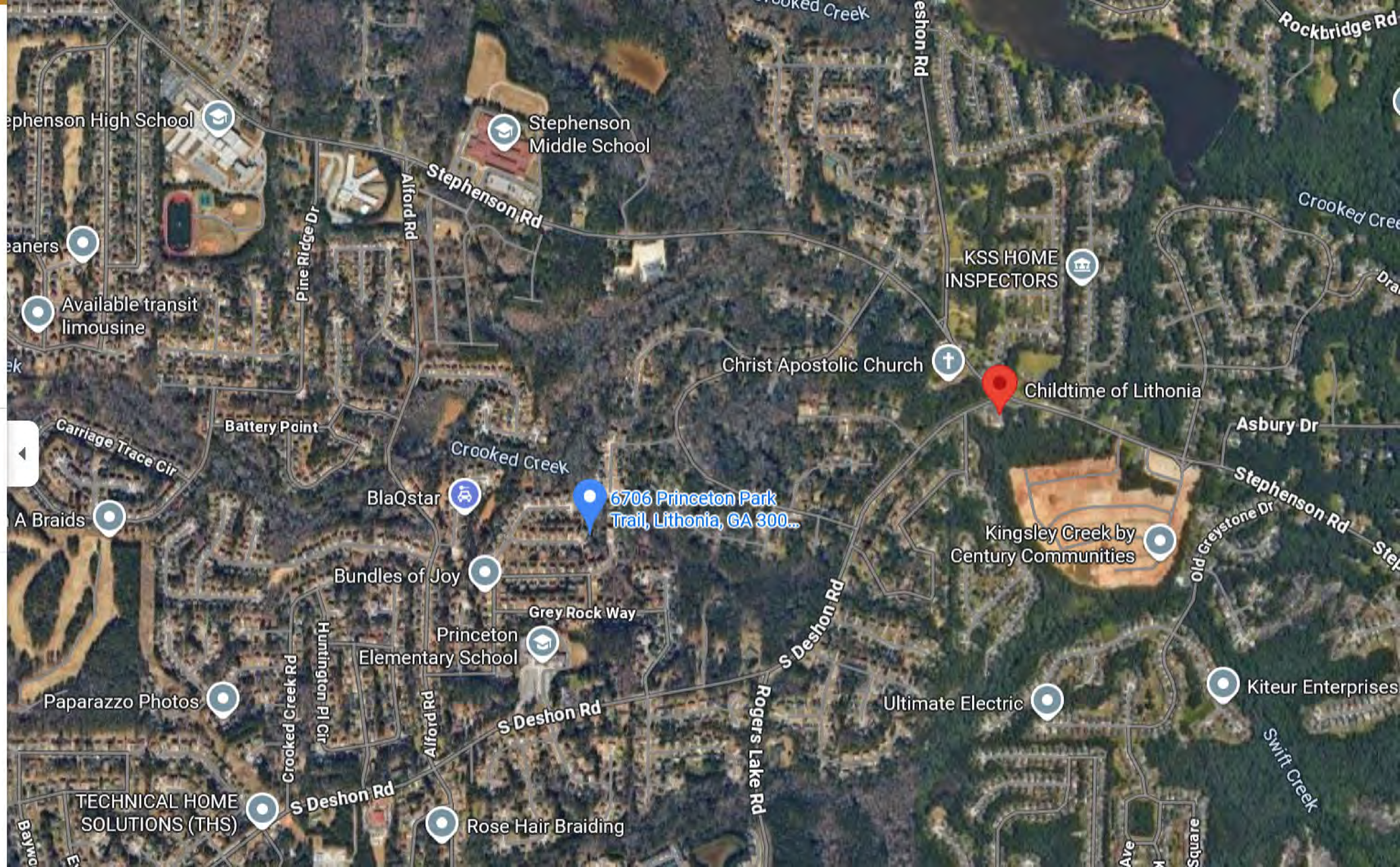
876 S Deshon Rd, Lithonia, GA 30058

Closed · Opens 6 AM Fri

childtime.com

(877) 220-0584

QV8X+XM Lithonia, Georgia



DeKalb County
GEORGIA

(404) 371-2155 (o)
www.dekalbcountyga.gov

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning

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: Chiquita Stokes Phone: [redacted]

Email: [redacted] Commission District(s): 4 & 7

Property Address: 6706 Princeton Park Trail, Lithonia 30058

Tax Parcel ID: 16 130 01 201 Acreage: 0.49

Existing Use: _____ Proposed Use: Child day care, up to 6.

Supplemental Regs: _____ Overlay District: N/A

☐ Rezoning: Existing Zoning: R-100 Proposed Zoning: R-100

DRI: _____ Square Footage/Number of Units: _____

Rezoning Request: N/A

☐ Land Use Plan Amendment - Existing Land Use: SUB Proposed Land Use: SUB Consistent ☐ Inconsistent ☐

Land Use Amendment Request: N/A

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

Special Land Use Request(s): In-home child care for up to six (6) children.

☐ Major Modification - Existing Zoning Conditions: n/a

Major Modification Request: n/a

Condition(s) to be modified: n/a

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: 4/6/26 w/15-day notice. Calendar Dates: CC: 06/16/2026 (Zoom)

PC: 07/07/2026 (Zoom) BOC: 07/23/2026 (In-Person)

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

Public Notice, Signs: X Tree Survey, Conservation (if applicable): N/A

Submittal Format:

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

Site Plan Checklist, if applicable:

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

Possible Variances:

Comments: A survey is sufficient; site plan not needed.

Whether in-person or virtual, we must have proof that a community meeting was held, with a 15-day prior notification.

NOTE: Please remember to upload ONE, COMBINED PDF document when you submit your application. After you do that and the system generates your file ID# (in the format of 124xxxx) you will need to email the application to Ms. Hill, with that file ID#. That will be your case number, throughout the process.

NOTE: Please remember that we accept the $400.00 payment through our online portal ONLY. We have never and will never solicit payment via wire transfer.

Planner: LaSondra Hill, Admin Date: March 5, 2026

DeKalb County
GEORGIA

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

Government Services Center
178 Sams Street
Decatur, GA
www.dekalbcountyga.gov

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.

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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: SLUP-26-1248093; 16 130 01 201

Address: 6706 Princeton Park Trail, Lithonia, GA 30058

- **Transportation/Access/Row**

- **Stormwater Management**

The property is in a community with a stormwater management system

- **Flood Hazard Area/Wetlands**

There is a creek flowing on the back of the property. There is no flood hazard

- **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.: SLUP-26-1248093 (2026-0712) **Parcel I.D. #:** 16 130 01 201

Address: 6706 Princeton Park Trail, Lithonia, GA 30058

Drainage Basin: Crooked Creek Tributary Stone Mountain Creek

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no impact of flood, erosion and sedimentation on the property under existing zoning.

Required detention facility(s): N/A

COMMENTS:

The proposed Family Child Care Learning Home will have no adverse impact on existing county maintained roads and drainage infrastructure. There is a state water with regulatory buffer across the property which must maintained and protected.

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.: SLUP-26-1248093 (2026-0712) **Parcel I.D. #:** 16 130 01 201

Address: 6706 Princeton Park Trail
Lithonia, GA 30058

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:

The proposed Family Child Care Learning Home will have no adverse impact on existing county maintained roads and drainage infrastructure. There is a state water with regulatory buffer across the property which must maintained and protected.

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



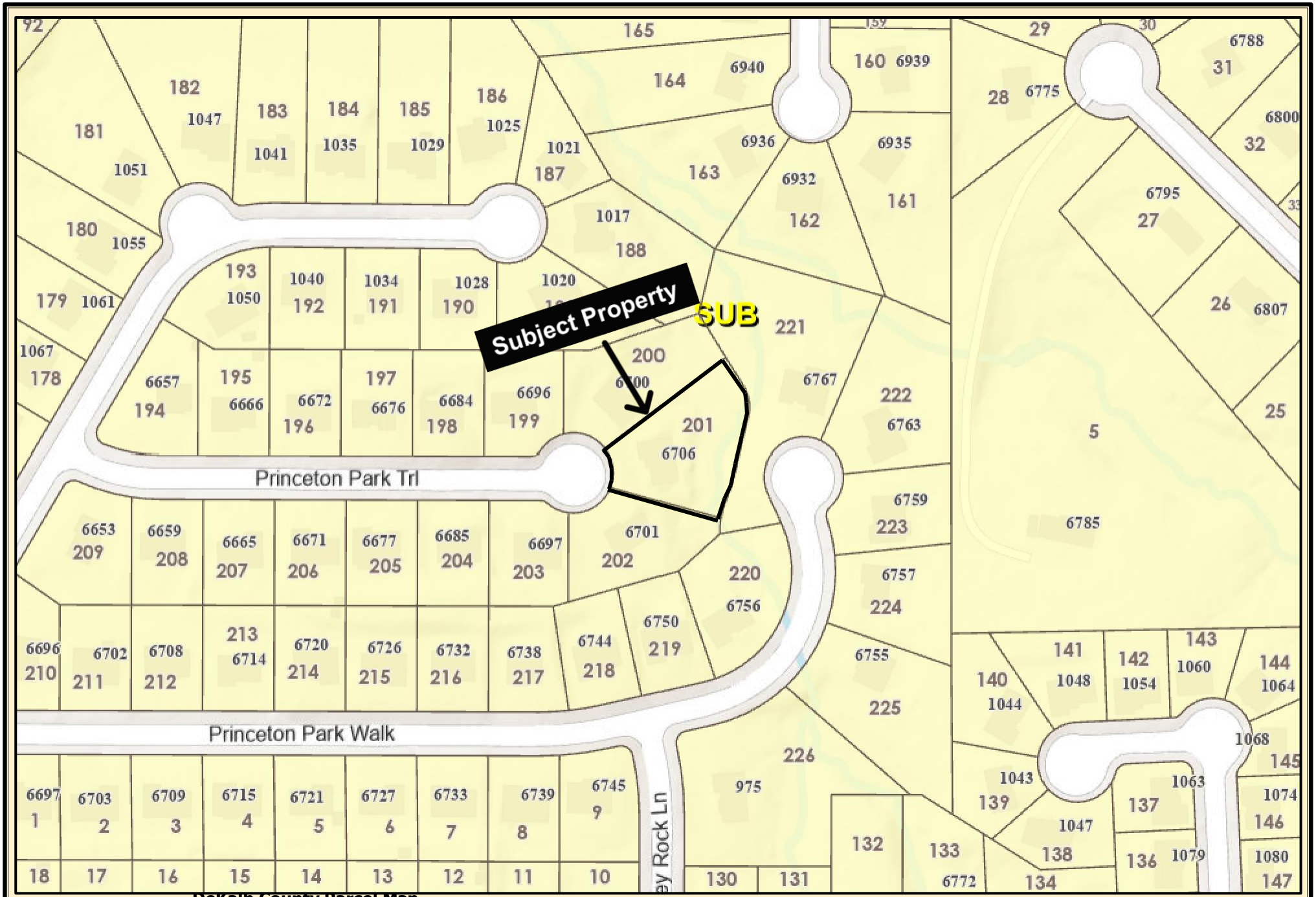
DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06 mi

Date Printed: 4/16/2026

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.

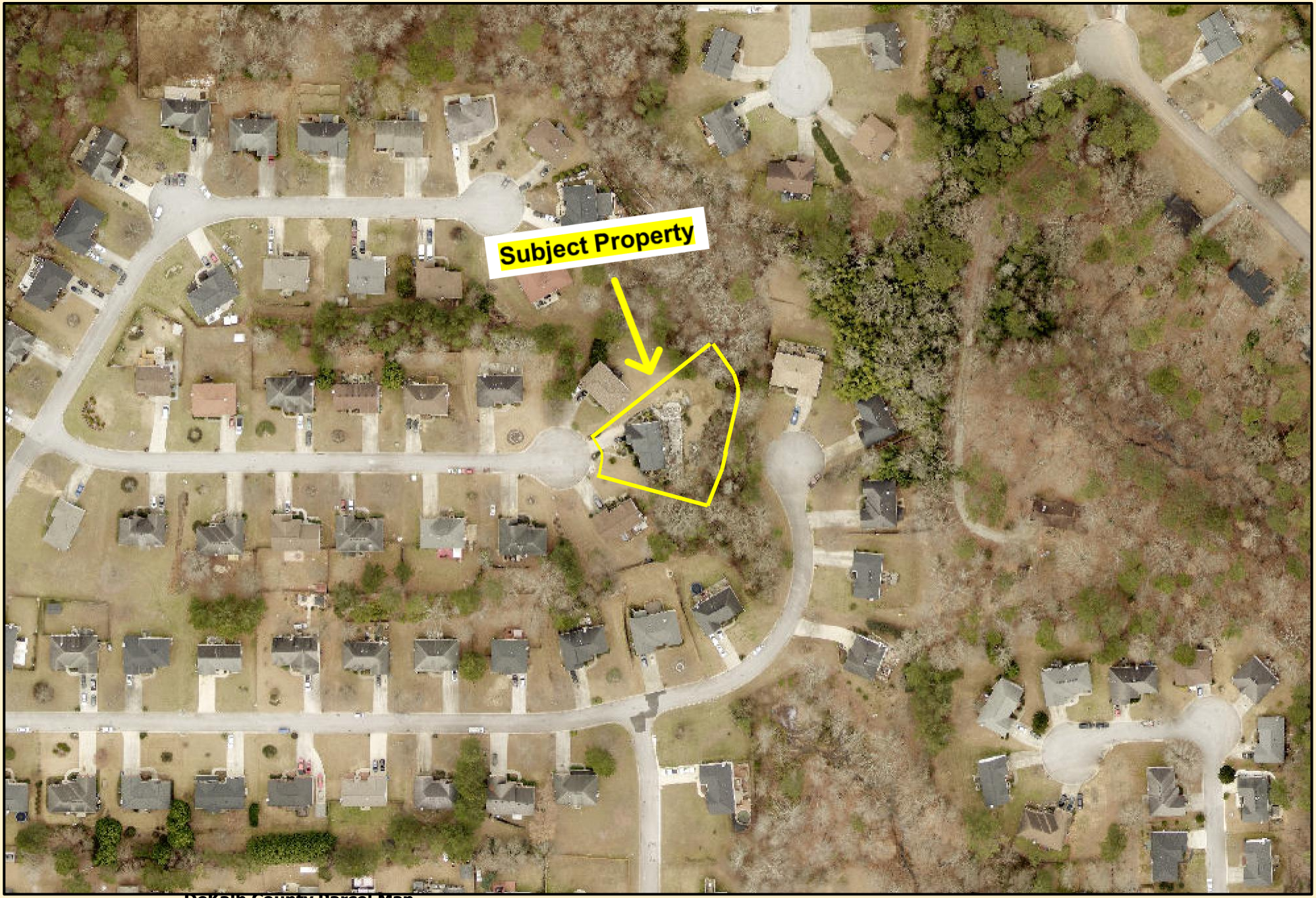


DeKalb County Parcel Map

Date Printed: 4/16/2026

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DeKalb County Parcel Map

0 0.0075 0.015 0.03 0.045 0.06
mi

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