Mahaffey Pickens Tucker, LLP
ATTORNEYS AT LAW

Matthew P. Benson
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Kelly O. Faber
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R. Lee Tucker, Jr.

*Of Counsel

SLUP-20-007/008
12/01 - PLANNING
12/28 - MCC

APPLICANT'S LETTER OF INTENT
FOR SPECIAL LAND USE PERMIT APPLICATION

Mahaffey Pickens Tucker, LLP submits this Letter of Intent and the attached Special Land Use Permit Applications (the "Applications") on behalf of Fairington Road Center, LLC (the "Applicant"). The requested Special Land Use Permits (the "Permits") relate to the proposed development of an approximately 2.21-acre property located at the southeast corner of the intersection of Chupp Way and Fairington Drive, just south of Fairington Road and Interstate 20, in the City of Stonecrest, DeKalb County, Georgia (the "Property"). Although the Permits are being sought simultaneously, the Applications relate individually to separate and distinct accessory uses. Accordingly, this Letter of Intent is offered for the Applications, collectively, to enable the Applicant to develop the Property for a Convenience Store with fuel pumps and alcohol outlets.

The proposed Convenience Store (the "C-Store") is a design customized specifically for development on the Property, and, in addition to fuel and alcohol sales, would include a mix of conventional C-Store and miscellaneous retail space. Current plans include approximately 6,000 square foot of total building space—with 3,500 square feet of C-Store space, and two 1,250 square foot spaces for other retail users—with eight multi-product fuel dispensers, and 33 parking spaces.

With the welcomed input of the City, the Applicant's proposal will feature convenience goods, alcohol, and fuel located within facilities constructed and installed in conformity with the accessory and supplemental use requirements of Sections 4.2.8 and 4.2.28 of the City of Stonecrest Zoning Ordinance (the "Ordinance"). Further, the building, parking, and ancillary improvements will be developed in a manner that complies with the Ordinance and offers attractive small-scale retail to nearby residents. This would include a 75' transitional buffer in

Sugarloaf Office || 1550 North Brown Road, Suite 125, Lawrenceville, Georgia 30043
NorthPoint Office || 11175 Cicero Drive, Suite 100, Alpharetta, Georgia 30022
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compliance with Section 5.4.5, as well as architecture and building materials that conform with Section 5.7.1 *et* seq. Also featured would be landscaping, 5' sidewalks, and traditional architectural elements including stacked stone accents and masonry details, with all service, equipment, and trash areas appropriately screened from public view. The resulting product will evoke traditional neighborhood-commercial that blends appropriately with the character of adjacent uses, and will feature convenience retail that services surrounding residents and traffic from nearby thoroughfares.

The Property is located within the "M," light industrial, zoning district. As set forth under Table 4.1 of the Ordinance on permitted and special uses, convenience stores, with accessory alcohol outlets and fuel pumps, are allowed within M upon receipt of permission in the form of the Permits requested hereunder. Further, the uses requested under the Permits would be compatible the uses of nearby properties and the location. The Property is less than 1,000 linear feet from the Interstate-20 right of way, and less than a mile from the Lithonia Industrial Boulevard interchange. All surrounding land is zoned MR-1, medium density residential, and features garden-style multi-family, condominiums, and high-density attached single-family. If permitted, the proposed development would complement the surrounding residential land with modern retail, and support the critical mass of area residents with needed convenience and super-market offerings. Accordingly, the Applicant respectfully submits that the proposed development would permit a use that is compatible with adjacent uses, and, in furtherance thereof, requests, as appropriate, buffer reductions to accommodate development along boundary lines common with adjacent residential uses.

In further support of the Applicant's proposal, the Property is located with the "Suburban Neighborhood" Character Area Designation on the Future Land Use Map of the City of Stonecrest 2038 Comprehensive Plan (the "Comp. Plan"). As indicated in the Comp. Plan, compatible land use types within Suburban Neighborhood include "neighborhood shopping," and encouraged uses include "neighborhood retail." What's more, guiding development policies for Suburban Neighborhood feature allowance of "small-scale convenience goods/services to meet the needs of the surrounding residents," and placement of "small commercial centers at suitable locations within walking distances of residences." The proposed development is compatible with both Suburban Neighborhood's policies and the Comp. Plan's goals. Given the Property's corner-pad location and proximity to high-density residential communities, the

proposed C-Store meets the retail and convenience needs of adjacent residents, and fits within the character area's primarily encouraged non-residential use of "neighborhood commercial."

The Applicant and its representatives look forward to open collaboration with the City to create a design that integrates the proposed development into the City and welcome the opportunity to meet with the staff of the Stonecrest Department of Planning and Development to answer any questions or to address any concerns. The Applicant respectfully requests your approval of this Application.

Respectfully submitted this 31st day of August, 2020.

MAHAFFEY PICKENS TUCKER, LLP

W. Brady Hughes
Attorneys for Applicant

THE CITY OF STONECREST GEORGIA

Special Land Use Permit Application

Applicant Information

Name: Fairington Road Center, LLC	c/o Mahaffey Pickens Tucker, LLP	
	(Attorney for Applicant)	
Address: P.O. Box 1565, Lawrenceville, GA 30046	1550 North Brown Road, Suite 125, Lawrenceville, GA 30043	
Phone: 770.232.0000	Fax: 678.518.6880	Email bhughes@mptlawfirm.com

Owner Information

Owner's Name: Fairington Road Center, LLC		
Owner's Address: P.O. Box 1565, Lawrenceville, GA 30046		
Phone: 770.232.0000	Fax: 678.518.6880	Email bhughes@mptlawfirm.com
Property Address: 5961 Chupp Way, Lithonia, GA 30038	Acreage: +/- 2.21	
Parcel ID: 16 087 01 006		
Current Zoning Classification: M (Light Industrial)		
Proposed Use of Property: Convenience Store & Retail with Alcohol Outlet		
Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? ☐ Yes No		

Property Information

Property Information: See exhibits and materials attached to this application.

Affidavit

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: W. Brady Hughes, Attorney for Applicant

Applicant's Signature: WBH Date: 8-31-2020

Notary

Sworn to and subscribed before me this 31 Day of August 20 20

Notary Public: Kathryn White

Signature: Kathryn White

My Commission Expires:

KATHRYN WHITE NOTARY PUBLIC Exp. Dec. 5, 2023 DEKALB COUNTY, GA

☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ Payment: ☐ Cash ☐ Check ☐ CC Date:

☐ Approved ☐ Approved with Conditions ☐ Denied Date:

08-03-2017

THE CITY OF STONECREST GEORGIA

PRE-APPLICATION FORM
LAND USE PETITIONS AND VARIANCE PETITIONS

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es) procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (770) 224-0200. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: FAIRINGTON ROAD CENTER LLC Phone: _____

Applicant E-mail: _____ Fax: _____

Representative Name: W. Brady Hughes Phone: 770 232 0000

Representative E-mail: www.mptlawfirm.com Fax: 678 518 6880

Site Address: 5961 Chupp way Parcel Size: _____

Tax Parcel #: 16 087 01 006 City Council District: _____

Existing Zoning and Case Number: _____ Proposed Zoning: —

Comprehensive Plan Character Area Map Designation: _____

Application Type: ☐ Rezoning ☒ Special Land Use Permit ☐ Variance ☐ Special Exception

Variance Type: ☐ Administrative ☐ Zoning Board of Appeals ☐ Stream Buffer

Overlay District: ☐ I-20 ☐ Stonecrest

Additional Studies: ☐ Trip Generation Report ☐ Traffic Impact Study
☐ Development of Regional Impact Review ☐ Environmental Impact Review

Proposal Description: C-STORE w/ FUEL Pumps

Applicant Signature: [signature] Date: 2-21-20

Planner Signature: [signature] Date: 2/21/20

ENVIRONMENTAL SITE ANALYSIS FOR SPECIAL USE PERMIT APPLICATIONS

1. **Conformance to the Comprehensive Plan**
    a. The proposed project is the development construction of a convenience store on a currently vacant/undeveloped property.
    b. The subject property is bordered on the north by Chupp Way, on the east by garden-style multi-family, on the south by vacant county-owned land, and on the west by Fairington Drive. The developed land on all sides of the subject property, both directly adjacent to it and across the right of ways of Chupp Way and Fairington Drive, is currently zoned MR-1, Medium Density Residential. These properties consist of a variety of garden-style apartments, condominiums, and fee-simple townhomes.
    c. The property is within the "Suburban Neighborhood" Character Area on the City of Stonecrest Comprehensive Plan. Encouraged uses with this character area include neighborhood retail, and guiding development policies for this designation include allowance of small-scale convenience goods that service nearby residents. The proposed use is intended to meet this objective.
    d. Comprehensive Plan Future Development Map attached hereto.
    e. The Comprehensive Plan calls for the development of neighborhood retail that provides convenience goods and services to nearby residents within Suburban Neighborhood. The use proposed will meet these goals.
2. **Environmental Impacts of the Proposed Project**
    a. The subject property does not contain wetlands.
    b. As designated on the flood insurance rate maps of DeKalb County, Georgia community panel number: 13089C0159J effective date May 16, 2013, the subject property is not located in a FEMA Flood Hazard Zone.
    c. The subject property does not contain streams/stream buffers.
    d. The main, developed portion of the subject property does not contain slopes exceeding 25 percent over a 10-foot rise in elevation. Along the eastern boundary line, there are some slopes exceeding 25 percent over a 10-foot rise in elevation, but that portion of the property will remain largely unimproved. A plat featuring topographical information has been submitted herewith. *See also* United States Geological Survey Topographic 2017 Redan Quadrangle Map.
    e. The subject property contains a mix of hard woods and pines. The proposed project will also contain landscaping.
    f. To the best knowledge of the Applicant, the subject property does not contain significant wildlife habitat.
    g. To the best knowledge of the Applicant, the subject property does not contain archaeological or historical sites.
3. **Project Implementation Measures**
    a. The subject property does not contain such environmentally sensitive areas. The proposed development will adhere to all applicable construction and building regulations regarding protection of environmentally sensitive areas.

b. The proposed development provides for stormwater detention facilities and other measures including secure fuel storage tanks which contribute to the protection of water quality.
c. The proposed development will extensively utilize existing infrastructure and will provide an additional driveway to improve vehicular ingress and egress as well as interparcel access.
d. The subject property does not contain archaeological or historically significant areas.
e. The subject property is not within an environmentally stressed community.
f. The proposed development will feature extensive landscaping and unimproved green space.
g. The proposed development will not result in a use that substantially increases the level of noise emanating from the subject property. The proposed development includes lighting systems and features that minimize light trespass onto adjacent properties.
h. The proposed development does not create any adverse impacts on parks and recreational green space.
i. The subject property does not contain significant wildlife habitat. The proposed development will result in minimal or no impact to wildlife habitat.

THE CITY OF STONECREST GEORGIA

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Fairington Road Center, LLC By: Megan Hewitt, Its Manager

Applicant / Petitioner

Signature:		Date: 8/26/20
Address: P.O. Box 1565	City, State: Lawrenceville, GA	Zip: 30046
Phone: 770.232.0000		

Sworn to and subscribed before me this Aug 26 day of Aug, 20 20

Notary Public: Heather L Moser

HEATHER L. MOSER NOTARY PUBLIC BARROW COUNTY, GEORGIA COMMISSION EXPIRES OCTOBER 20, 2023

Mahaffey Pickens Tucker, LLP, Attorneys for Applicant By: W. Brady Hughes

Attorney / Agent

Signature:		Date: 8-31-2020
Address: 1550 North Brown Road, Suite 125	City, State: Lawrenceville, GA	Zip: 30043
Phone: 770.232.0000		

Sworn to and subscribed before me this 31 day of August, 20 20

Notary Public: Kathryn White

KATHRYN WHITE NOTARY PUBLIC Exp. Dec. 5, 2023 DEKALB COUNTY, GA

SPECIAL USE PERMIT APPLICANT'S RESPONSE
STANDARDS GOVERNING THE EXERCISE OF THE ZONING POWER

(A) The subject property has adequate size and land area for the use proposed under this Special Use Permit Application, including all required yards, open space, off-street parking, and all other applicable requirements for the "M," light industrial, zoning district in which the subject property is located.

(B) The use proposed under this Special Use Permit Application is compatible with adjacent properties and uses of other nearby property. Uses surrounding the subject property are primarily multi-family, and high-density single-family in character.

(C) The subject property is adequately served by public services, facilities, and utilities for the use proposed. The use proposed will not unduly create traffic and cause congestion.

(D) Existing land uses located along access routes to the subject property will not be adversely affected by the character of the vehicles or the volume of the traffic generated by the proposed use.

(E) The use proposed is or will be designed to sufficiently account for pedestrian and vehicular safety and convenience, traffic flow and control and fire/emergency access with respect to the points of ingress and egress to the subject property and all buildings, and structures.

(F) The use proposed will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, vibration, hours of operation, manner of operation.

(G) The plan under which the use proposed is submitted is consistent with the requirements of the M, light industrial zoning classification in which the subject property is located.

(H) The use proposed is consistent with the policies of the Suburban Neighborhood character area in which the subject property is located under the City of Stonecrest Comprehensive Plan.

(I) The plan under which the use proposed is submitted provides or will provide for all required buffer zones and transitional buffer zones where required by the M, light industrial, zoning district in which the subject property is located.

(J) The use proposed makes adequate provision for refuse and services areas.

(K) The length of time for which this Special Land Use Permit may be granted should not be limited.

(L) The size, scale, and massing of the proposed buildings are appropriate in relation to that of the subject property and of adjacent and nearby lots and buildings.

(M) The use proposed will not adversely affect historic buildings, sites, districts, or archaeological resources.

(N) The proposed use satisfies the requirements contained with the supplemental requirements for such special land use permit.

(O) The use proposed will create no negative shadow impact on any adjoining lot or building.

(P) The proposed use would not result in a disproportionate proliferation of that of similar uses in the area surrounding the subject property.

(Q) The proposed use is compatible and consistent with the needs of the neighborhood.

THE CITY OF STONECREST GEORGIA

Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes ☒ No

Fairington Road Center, LLC, By: Kevin Heath, Its Manager

Applicant / Owner	
	Signature:
	Address: P.O. Box 1565, Lawrenceville, GA 30046
	Date: 8/26/20

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes ☒ No

Mahaffey Pickens Tucker LLP, Attorneys for Applicant, By: R. Lee Tucke, Jr.

Applicant / Owner	
	Signature:
	Address: 1550 North Brown Road, Suite 125, Lawrenceville, GA 30043
	Date: 8-31-2020

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount

PARKING REQUIREMENTS:

REQUIREMENT:	REQUIRED	PROVIDED
RETAIL 3.3 SPACES PER 1000 S.F.		
3,500 S.F. C-STORE	19	19
2,500 S.F. RETAIL	14	14
TOTAL	33	33*

* INCLUDES 2 A.D.A. SPACES (2 REQUIRED)

OWNER/DEVELOPER:

MAJORS MANAGEMENT
760 BRISCOE BOULEVARD
770.338.2620 (Ph)
CONTACT: TOMMY SEABOLT
TOMMY@MAJORSMGMT.COM

24-HR CONTACT:

TOMMY SEABOLT
870.866.0225 (Ph)

ENGINEER:

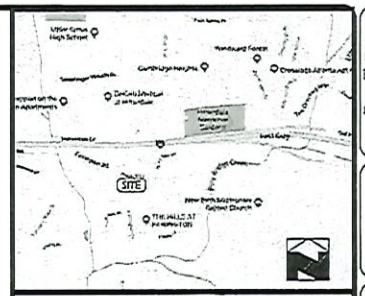
EVANS DESIGN GROUP, INC
4755 SUMMER SONG COURT
BUFORD, GEORGIA 30519
678.207.6830 (Ph)
CONTACT: JON M. EVANS, P.E.

TOTAL SITE AREA
96,482.30 S.F.
2.21 ACRES
CURRENTLY ZONED "M"

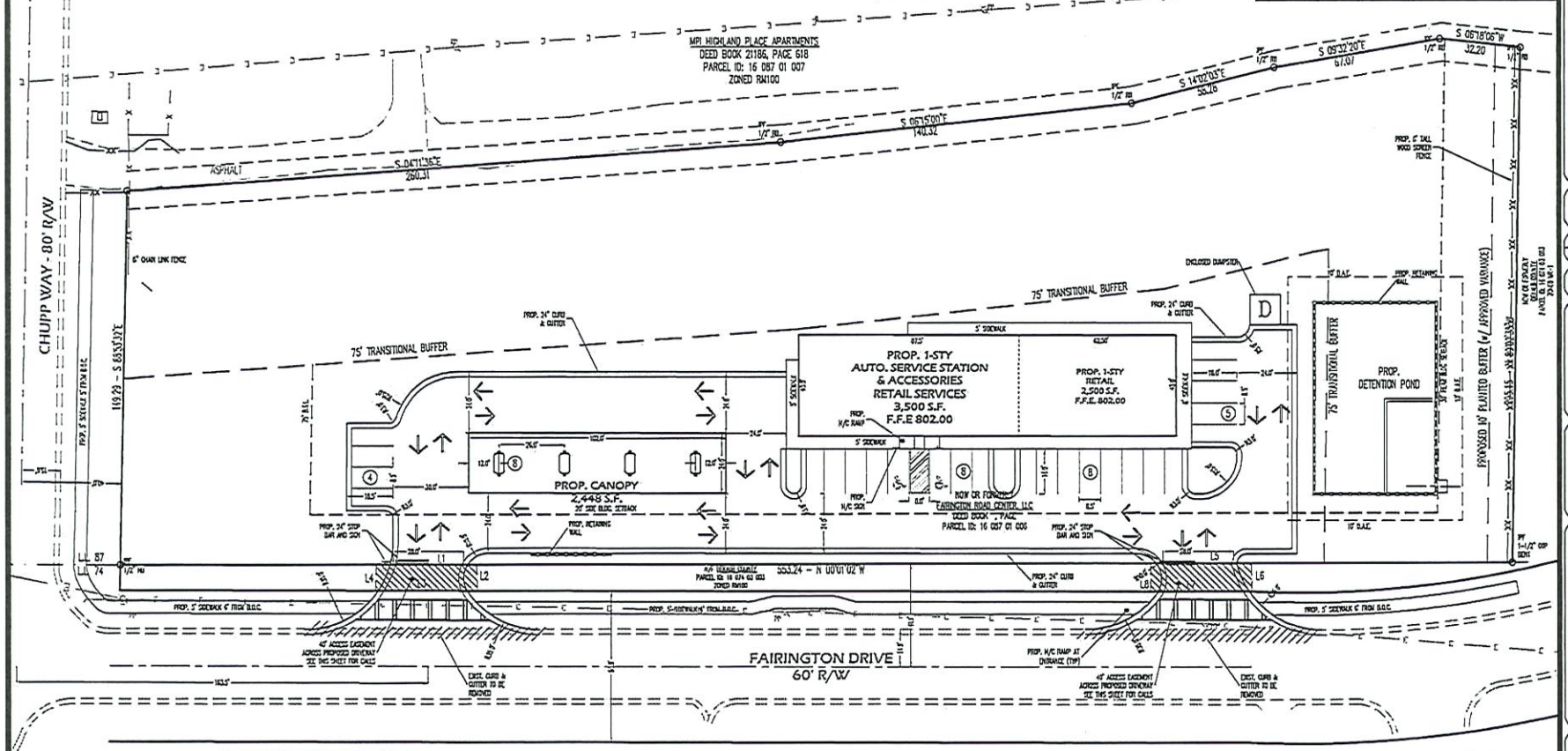
DEKALB COUNTY NOTES:

1. DEKALB COUNTY SANITATION DEPARTMENT IS NOT RESPONSIBLE FOR GARBAGE PICK-UP ON PRIVATE STREETS.
2. NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED BY DEKALB FIRE SERVICES PRIOR TO COVERING. CALL 404.294.2248 FOR INSPECTIONS.
3. EASING OF ROAD(S) REQUIRED FOR WATER AND/OR SEWER CONNECTION. CASING REQUIRED FOR BORING.
4. NOTIFY WATER & SEWER INSPECTOR AT 404.508.3042 PRIOR TO START OF CONSTRUCTION.
5. CABLE TV LINES CANNOT BE INSTALLED WITHIN PRIVATE STREET DEVELOPMENTS UNLESS THE COST IS BORNE BY THE INDIVIDUAL PROPERTY OWNERS.
6. THE OWNER WILL BE RESPONSIBLE FOR ANY REPAIR OR REPLACEMENT OF ANY IMPROVEMENTS WITHIN THE SANITARY SEWER/WATER /DRAINAGE EASEMENT(S) DUE TO MAINTENANCE OF SEWER/WATER/STORM DRAIN BY DEKALB COUNTY.
7. CONTACT BELLSOUTH @ 770.691.2880 BEFORE STARTING CONSTRUCTION.
8. NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEANS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WORKING OF AND CONSTRUCTION OF DEKALB COUNTY ROADS.

APPROVAL FROM SANITATION DEPARTMENT (SHONAN WOODLEY 404-294-2059) FOR DUMPSTER LOCATION \ ACCESSIBILITY IS REQUIRED.



LOCATION MAP



GEORGIA 811
Utilities Protection Center, Inc.
Know what's below. Call before you dig.

Evans Design Group, Inc.
Civil Engineering / Site Planning / Land Development Services
4755 Summer Song Court
Buford, GA 30519
(Ph) 678.207.6830
jevans@evansdg.com

GEORGIA REGISTERED PROFESSIONAL ENGINEER
JON M. EVANS
CONVOC LEVEL II CERT. # 19877

PROJECT NAME
FAIRINGTON DRIVE C-STORE

5961 CHUPP WAY
L.L. 87 - 16th DISTRICT
CITY OF STONECREST,
DEKALB CO. GEORGIA

DATE:
3/28/2018

DESIGN BY	DRAWN BY	CHECKED BY
JME	JME	JME

■ Not Released For Construction
□ Released For Construction

OWNER/DEVELOPER

© COPYRIGHT 2018

REVISIONS
1 — 1st SUBMITTAL

JOB NUMBER:
18-004

SHEET TITLE
SITE PLAN

C-3

Concept rendering prepared for another site in City of Stonecrest proposed to be developed by affiliate of Fairington Road Center, LLC
CIRCLE K
Chevron
STONECREST
CIRCLE K
FALCON DESIGN

LEGAL DESCRIPTION
5961 Chupp Way – DeKalb Co. Parcel No. 16 087 01 066

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 87 of the 16th District of DeKalb County, Georgia, being known as part of Lot 12 of the M.M. George Property, as shown on plat recorded at Plat Book 10, Page 87, DeKalb County Records and being more particularly described as follows:

Beginning at the point of intersection of the west line of Land Lot 87 with the south right of way of Chupp Way; thence, south 88 degrees 53 minutes 32 seconds east along the south right of way line of Chupp Way 149.29 feet to an iron pin; running thence south 04 degrees 11 minutes 36 seconds east 260.31 feet to a rebar found; running thence south 06 degrees 15 minutes 00 seconds east 140.32 feet to a rebar found; running thence south 14 degrees 02 minutes 03 seconds east 58.28 feet to a rebar found; running thence south 09 degrees 32 minutes 20 seconds east 67.07 feet to a rebar found; running thence south 06 degrees 18 minutes 06 seconds west 32.20 feet to a point; running thence north 89 degrees 02 minutes 30 seconds west 205.15 feet to a point located on the west line of Land Lot 87; running thence north 00 degrees 01 minutes 02 seconds west, 553.24 feet to a point located on the south right of way line of Chupp Way, at the Point of Beginning.

NOTICE OF SPECIAL LAND USE PERMIT APPLICATION

This letter is to inform you that a Special Land Use Permit Application has been submitted to the City of Stonecrest on a tract of land within 500 feet of your property. Please be advised of the following information pertaining to the request and public hearings:

CASE NUMBER(S):	XXXX-XX-XX-XX
APPLICANT NAME:	FAIRINGTON ROAD CENTER, LLC c/o MAHAFFEY PICKENS TUCKER, LLP
PROPERTY ZONING:	"M," Light Industrial
PROPERTY LOCATION:	5961 Chupp Way, Lithonia, GA 30038
PROPERTY SIZE:	+/- 2.21 Acres
PROPOSED DEVELOPMENT:	Convenience Store with Fuel Pumps
CONTACT PERSON:	W. Brady Hughes
TELEPHONE NUMBER:	(770) 232-0000

PUBLIC INFORMATION & COMMUNITY MEETING: XX /XX , 2020 – XX:XX PM
PLANNING COMMISSION PUBLIC HEARING: XX/XX/2020 – XX:XX PM
MAYOR AND CITY COUNCIL HEARING: XX/XX/2020 – XX:XX PM

LOCATION OF MEETINGS:	STONECREST CITY HALL, 3120 STONECREST BLVD, STONECREST, GA 30038

NEARBY PROPERTY OWNER LIST

Parcel #	Name	Address
16 087 01 007	MPI Highland Place Apartments, LP	Mercy Housing 260 Peachtree Street, Suite 1800 Atlanta, GA 30303
16 087 01 005	MPI Highland Place Apartments, LP	Mercy Housing 260 Peachtree Street, Suite 1800 Atlanta, GA 30303
5277 062	Old Roswell Townhomes, LLC	6845 Shiloh Road E. Suite D2 Alpharetta, GA 30005
16 087 01 031	Renees Realty, LLC	Morgans Academy, Inc. 5949 Fairington Road Lithonia, GA 30038
16 074 06 001	DeKalb Investing, Inc.	2700 Cumberland Parkway, Suite 350 Atlanta, GA 30339
16 074 08 001	DeKalb Investing, Inc.	2700 Cumberland Parkway, Suite 350 Atlanta, GA 30339
16 074 03 010	Fontaine East Owners Association, Ltd.	500 Sugar Mill Road Suite 200B Atlanta, GA 30350
16 074 11 039	Wellington Manor Homeowners Association	2132 Highway 138 NE Conyers, GA 30013
16 074 11 077	Wellington Manor Homeowners Association	2132 Highway 138 NE Conyers, GA 30013
16 174 03 003	DeKalb County	Budget Department 1300 Commerce Drive Decatur, GA 30030
16 074 06 002	Tosha Deacon	5 Tiburon Drive Lithonia, GA 30038
16 074 06 003	Big Dog Towing, LLC	Lionheart Automotive 1650 Wellborn Road Lithonia, GA 30058
16 074 06 005	Jeffrey S. Latham	11 Tiburon Drive Lithonia, GA 30038
16 074 06 006	Bryan K. Latham	13 Tiburon Drive Lithonia, GA 30038
16 074 06 007	Bobby L. Guthrie Cynthia R. Guthrie	553 Edgefield Drive Stone Mountain, GA 30087
16 074 06 008	Cheryl Allen	P.O. Box 747 Conyers, GA 30012
16 074 06 009	Tonie McCoy	19 Tiburon Drive Lithonia, GA 30038
16 074 06 012	Faisal Alkatheri	23 Tiburon Drive Lithonia, GA 30038

16 074 06 014	Thurman Jones	25 Tiburon Drive Lithonia, GA 30038
16 074 06 016	Tony Smith Angela D. Smith	1702 Creekside Drive Katy, TX 77493
16 074 06 018	Antonette Campbell	76 N. Essex Avenue Orange, NJ 07050
16 074 06 021	Donald E. Norwood	33 Tiburon Drive Lithonia, GA 30038
16 074 06 022	KJH South Building Development	111 180th Street, Unit 93 Jamaica, NY 11433
16 074 06 023	Teri Thomas	37 Tiburon Drive Lithonia, GA 30038
16 074 06 025	Kim C. Gantt	4395 Palton Drive Dumfries, VA 22025
16 074 06 027	Karen Armstrong	2636 Harris Street East Point, GA 30344
16 074 06 010	Davelle W. Lawson	20 Tiburon Drive Lithonia, GA 30038
16 074 06 011	Raymond S. Diamond	22 Tiburon Drive Lithonia, GA 30338
16 074 06 013	Terrence Pennicooke	24 Tiburon Drive Lithonia, GA 30038
16 074 06 015	Cheryl Allen	1128 Village Trail Stone Mountain, GA 30088
16 074 06 017	Sabrina Barnett	28 Tiburon Drive Lithonia, GA 30038
16 074 06 019	Sherlyn Martin	30 Tiburon Drive Lithonia, GA 30038
16 074 06 020	Jackie Y. Williams	32 Tiburon Drive Lithonia, GA 30038
16 074 06 024	Donald R. Gillette	38 Tiburon Drive Lithonia, GA 30038
16 074 06 026	Priscilla White	40 Tiburon Drive Lithonia, GA 30038
16 074 06 028	Eugene C. West Tamrah J. Mattis West	42 Tiburon Drive Lithonia, GA 30038
16 074 06 029	Sam Dunaway Jr.	44 Tiburon Drive Lithonia, GA 30038
16 074 08 002	Jermiah Perdue	2912 Parc Lorraine Lithonia, GA 30038
16 074 08 003	Yondrell Sanders	2904 Parc Lorraine Lithonia, GA 30038
16 074 08 004	Trenda Stern Gary Stern	P.O. Box 13118 Jersey City, NJ 07303
16 074 08	Sherrie E. Newborn	2329 W. Jefferson BLVD

005		Los Angeles, CA 90018
16 074 08 009	Realextate ATL 28, LLC	3834 Jodeco Road McDonough, GA 30253
16 074 08 008	Emanuel Osho	2906 Parc Lorraine Lithonia, GA 30038
16 074 08 007	Betty S. William	2500 Promberry Drive, Apt. 14 Montgomery, AL 36106
16 074 08 006	Shanique Williams	2902 Parc Lorraine Lithonia, GA 30038
16 074 08 010	Karen R. Wade	2926 Parc Lorraine Lithonia, GA 30038
16 074 08 011	Kieyana Grant	2918 Parc Lorraine Lithonia, GA
16 074 08 012	Lydia T. Jones	3376 Wesley Chapel Road Decatur, GA 30034
16 074 08 013	Iris E. Grant	2286 Swan Lake Court Grayson, GA 30038
16 074 08 017	Vershon Jones	2924 Parc Lorraine Lithonia, GA 30038
16 074 08 016	Andre Tafur Roxana Noriega	1904 Mary Lou Lane SE Atlanta, GA 30316
16 074 08 015	Jennifer L. Collins Troy E. Page	2928 Parc Lorraine Lithonia, GA 30038
16 074 08 014	Cynthia Baxter	2920 Parc Lorraine Lithonia, GA 30038
16 074 08 018	Deidre J. Wortham	3880 Berkley View Drive Berkley Lake, GA 30096
16 074 08 019	Nancy H. Wages	2585 Turtle Cove TRWY Monticello, GA 31064
16 074 08 020	Secretary of Housing and Urban Development	40 Marietta Plaza Atlanta, GA 30303
16 074 08 021	Aviva Taman Refael Teman	6300 Wilshire BLVD, Unit 970 Los Angeles, CA 90046
16 074 08 022	Isatu Bangura	2030 Defoor Avenue NW, A3 Atlanta, GA 30318
16 074 08 023	Charles Lyson	611 Ashley Lakes Drive Norcross, GA 30092
16 074 08 024	Federal National Mortgage Association	14221 Dallas Parkway Dallas, TX 75254
16 074 08 025	David Orozco	2035 Montgomery Trail Duluth, GA 30096
16 074 08 033	Ryan M. Johnson	4053 Hill Station Court Sugar Hill, GA 30518
16 074 08 032	Nancy Crotty	2929 High Brook Way SE Conyers, GA 30094

16 074 08 031	Kenya L. Watkins	P.O. Box 71 Snellville, GA 30078
16 074 08 030	Sover Shamshom Yousef Shamshoum	3851 Holcomb Bridge Road, Unit 300 Norcross, GA 30092
16 074 08 029	Mohammed Houssein Ahmed	3205 Bloomington Avenue South, Unit 2 Minneapolis, MN 55407
16 074 08 028	Lydia Jones	P.O. Box 360875 Decatur, GA 30036
16 074 08 027	GE Adan, LLC	3851 Holcomb Bridge Road, Suite 300 Norcross, GA 30092
16 074 08 026	Karone Wint	1248 E. 101st Street Brooklyn, NY 11236
16 074 08 034	Carl Millender	2974 Parc Lorraine Lithonia, GA 30038
16 074 08 035	Latreil Jones	130 Vandalia Avenue, Apt 6D Brooklyn, NY 11239
16 074 08 036	Claudette Spencer	94 Becks BLVD Ringoes, NJ 08851
16 074 08 037	Edgardo P. Spencer	2970 Parc Lorraine Lithonia, GA 30038
16 074 08 085	Nathan Smith Steven Hammond	445 Camelot Parkway Jonesboro, GA 30236
16 074 08 084	Hassan A.A. Majd	5125 Forest Run Trace Johns Creek, GA 30022
16 074 08 083	Nathan Smith Steven Hammond	445 Camelot Parkway Jonesboro, GA 30236
16 074 08 082	Ryan Johnson	4053 Hill Station Court Sugar Hill, GA 30518
16 074 08 086	Cheryl D. Hillman	P.O. Box 2053 McDonough, GA 30253
16 074 08 087	David Orozco	2035 Montgomery Trail Duluth, GA 30096
16 074 08 088	Cornelis Oskam	Nieuwe Hoven 68 4205BE Gorinchem, Netherlands
16 074 08 089	Geoffrey Nnadi Ngozi Ndadi	119 Missing Lake Drive Ellenwood, GA 30294
16 074 08 093	Barbara Coppola Revocable Trust	113 Franklin Avenue Harrison, NY 10528
16 074 08 092	Patricia A. Marshall	3078 Parc Lorraine Lithonia, GA 30038
16 074 08 091	Carmel Moreno	3415 Glensford Drive Decatur, GA 30032
16 074 08 090	Yossi Hod	6300 Wilshire BLVD, Unit 970 Los Angeles, CA 90048
16 074 08	Emerald Green Properties, LLC	1244 Beaver Ruin Road, Unit 301

078		Norcross, GA 30093
16 074 08 079	Carolyn Thomas	3048 Parc Lorraine Lithonia, GA 30038
16 074 08 080	Malak Property, LLC	3579-A Chamblee Tucker Road, # 942132 Atlanta, GA 31141
16 074 08 081	Double TM Holding, LLC	P.O. Box 2937 Covington, GA 30015
16 074 08 077	Akil Ravariere Malak Property, LLC	3579-A Chamblee Tucker Road, # 942132 Atlanta, GA 31141
16 074 08 076	Willie M. Williams	3050 Parc Lorraine Lithonia, GA 30038
16 074 08 076	Sandra O'Clare Revocable Trust	3054 Parc Lorraine Lithonia, GA 30038
16 074 08 074	Sherwanda Pattillo	3046 Parc Lorraine Lithonia, GA 30038
16 074 11 038	Annie Doris Mays	5936 Trent Walk Drive Lithonia, GA 30038
16 074 11 037	Monica S. Ivory Willie P. Ivory	5934 Trent Walk Drive Lithonia, GA 30038
16 074 11 036	Lior Biton	3851 Holcomb Bridge Road, Suite 300 Norcross, GA 30092
16 074 11 035	FYR SFR Borrower, LLC Havenbrook Homes	3505 Koger BLVD, Suite 400 Duluth, GA 30096
16 074 11 034	Precious Jennings SNH Properties, LLC	5928 Trent Walk Drive Lithonia, GA 30038
16 074 11 033	Patricia A Rhue Kathy E. Rhue	5924 Trent Walk Drive Lithonia, GA 30038
16 074 11 032	Michael Raffington	80 Roosevelt Avenue Dumont, NJ 07628
16 074 11 031	Henri M. Hubbard Lucius Morris	5920 Trent Walk Drive Lithonia, GA 30038
16 074 11 030	Betty Carter	5918 Trent Walk Drive Lithonia, GA 30038
16 074 11 029	Brenda J. Baugh	5916 Trent Walk Drive Lithonia, GA 30038
16 074 11 028	Patricia Montgomery Jada Montgomery	1313 Evergreen Trail Lithonia, GA 30058
16 074 11 027	Warren Maye Marilyn Maye	3621 De Reimer Avenue Bronx, NY 10466
16 074 11 026	Alicia Gosling	5908 Trent Walk Drive Lithonia, GA 30038
16 074 11 025	Rodriguez D. Sawyer	5906 Trent Walk Drive Lithonia, GA 30038
16 074 11 024	HED Properties, LLC	8 Oriole Drive Kirkland, QC H9H 3X3

16 074 11 040	Shawntai Jones	5941 Trent Walk Drive Lithonia, GA 30038
16 074 11 041	Colleen Morrison Alexander Geddes	4188 Steeplehill Drive NW Kennesaw, GA 30144
16 074 11	Praise Property Holdings	1660 Saint Julian Street Suwanee, GA 30024
16 074 11 043	Fannie M. Vinson	5935 Trent Walk Drive Lithonia, GA
16 074 11 044	Sandy L. Price	5933 Trent Walk Drive Lithonia, GA 30038
16 074 11 045	Valerie Clark	5931 Trent Walk Drive Lithonia, GA 30038
16 074 11 046	Stephanie W. Garrison	5929 Trent Walk Drive Lithonia, GA 30038
16 074 11 047	Reven Housing Georgia, LLC	P.O. Box 1459 La Jolla, CA 92038
16 074 11 048	Belinda V. Reid	5923 Trent Walk Drive Lithonia, GA 30038
16 074 11 049	Addie Smith	5921 Trent Walk Drive Lithonia, GA 30038
16 074 11 050	51919 Trent Walk Drive	P.O. Box 458 Redan, GA 30074
16 074 11 051	Felicia A. Wyms	5917 Trent Walk Drive Lithonia, GA 30038
16 074 11 052	Brenda F. Ezell Ruth A. Ezell	5915 Trent Walk Drive Lithonia, GA 30038
16 074 11 053	Jackquiline Barnes	808 Treeline Drive Conyers, GA 30094
16 074 11 076	Cornelius Jackson III	5987 Sherwood Trace Lithonia, GA 30038
16 074 11 075	Esmine Sutherland Anthony Flemmings	5985 Sherwood Trace Lithonia, GA 30038
16 074 11 074	Eugen Voloti	4544 Devonshire Road Atlanta, GA 30338
16 074 11 073	Virita L. Sharif	2469 Williams Downs Circle SW Snellville, GA 30078
16 074 11 072	Grinyude, LLC	2556 Fontainbleu Drive Dunwoody, GA 30360
16 074 11 071	Linda P. Cousin	5975 Sherwood Trace Lithonia, GA 30038
16 074 11 070	Frankie Little	5837 Stratwood Manor Lithonia, GA 30058
16 074 11 069	Patricia L. Dunn	5971 Sherwood Trace Lithonia, GA 30038
16 074 11	Margaret Vidal	2072 Cobblefield Circle

068	Dornett Atkins	Apopka, FL 32703
16 074 11 067	Jay H. Jackson	7257 Glen Cove Lane Stone Mountain, GA 30087
16 074 11 066	BAF 1, LLC	5001 Plaza on the Lake, Suite 200 Austin, TX 78746
16 074 11 065	Leonard Daniel Inez Daniel	5961 Sherwood Trace Lithonia, GA 30038
16 074 11 064	Gila Marbach	5959 Sherwood Trace Lithonia, GA 30038
16 074 11 063	Kimberly Sharkey	5957 Sherwood Trace Lithonia, GA 30038
16 074 11 062	Antonya Pierce	2028 Channing Drive Conyers, GA 30094
16 074 11 061	Grant Walton	5763 Spring Mill Circle Lithonia, GA 30038

COMMUNITY INFORMATION & INPUT MEETING REPORT

Prospective Rezoning Applicant & Subject Property:
Fairington Road Center, LLC C/o Mahaffey Pickens Tucker, LLC
5961 Chupp Way, Lithonia, GA 30038 (DeKalb County Tax Parcel No. 16 087 01 006)

Application Case Number(s)
SLU20-000009 & SLU20-000010

Meeting Date:
6:15 PM – 7:15 PM, Wednesday, October 28, 2020

Meeting Location:
VIA Zoom

Attached Documentation:
Notification Letter
Certificates of Mailing
Meeting Participant Sheet

Number of Attendees:
8 (not including representative of applicant)

Summary of Concerns, Issues & Problems Expressed by Meeting Attendees:

Introduction:
Representative of the Applicant, W. Brady Hughes of Mahaffey Pickens Tucker, LLP ("Representative"), introduced himself, introduced the Applicant, and its background and experience developing C-stores.
Representative introduced the proposal of a C-store with fuel and alcohol sales, and displayed a rendering of the proposed development.
Finally, Representative described the process for zoning, use permits, and land use decisions with respect to application filing, community meeting, and public hearings, and notified the attendees of the upcoming Planning Commission and Mayor & City Council hearings on November 10 and November 23, respectively.

General Concern for, and Opposition to Applicant's Proposed Development of Convenience Store with Fuel and Alcohol:
Representative provided each meeting attendee the opportunity to speak, one-by-one, and provided brief remarks and comments in between each speaker. Each community member who spoke indicated, generally, that they are opposed to the proposed development as a matter of land use for the subject property. Some speakers questioned the nature of the application (i.e., why the need for the special use permits), and requested further information about the property's zoning.

Representative responded by expressing that the Applicant is the Property owner, that they are allowed certain uses in the subject property's current zoning by right, and that they are allowed other uses with the issuance of a special use permit from the City. Representative also described the property's current industrial zoning, and expressed, generally, what other kinds of uses and developments could otherwise go on this site in lieu of a C-store with fuel. Representative indicated that the Applicant respectfully disagrees that the proposed development is not an appropriate use for the Property, and indicated that the Applicant is excited about this project and about providing a needed use for the area. Representative explained that significant resources and work had gone into the proposal, and that the Applicant hopes to be successful in this project and that it ultimately benefits surrounding residents and property values.

Concern with particular effects resulting from development if approved and constructed:
Some community members expressed particular concerns about undesired consequences flowing from the proposed development, if approved. These remarks included, specifically, concerns about noise, traffic, road capacity and condition, crime and danger to residents and children of residents, trash and litter, and pollution and emissions. Representative responded by indicating that these are common concerns of Convenience Store developments, are concerns that the Applicant has experience in handling, and that such concerns may be handled with modifications to particular aspects of the proposal. In particular, Representative stated that trash and litter could be handled by screening of trash areas, and that noise concerns could be mitigated by designated services areas away from residents' homes. However, Representative indicated that he could not respond with any particular concessions at this time without consultation with the Applicant, and more feedback from the City concerning a recommendation of approval/denial, or proposed conditions.

Concern about notice of the application, giving input at the public hearing, and how a final decision will be made:
Several questions were directed toward Representative about the meeting invite letters, notice of the public hearings, date and time of the public hearings, the public hearing process, and when final approval or denial comes. Representative stated when the application was filed, and that the present meeting was a requirement for Stonecrest land use applicants between filing and public hearings. This was followed by an estimate of the timeline for public hearings, permitting, construction, etc. Representative explained when the meeting was scheduled, when notice letters were sent to meeting attendees (October 20), how they were sent (by regular mail), and how recipients of the letters were selected (all property owners within five hundred of the boundaries of the subject property, as shown on DeKalb County tax assessor records), and that, if it was not already required, Representative will give notice of public hearing dates to all meeting attendees who contact Representative and request it (**Representative provided meeting participants his phone number and email address**). Representative noted, though, that sign-posting and advertisement in a legal organ is required, that date and time of public hearings was shown on the meeting invite letter, and that further information about public hearings can be found on the City of Stonecrest website. Representative gave guidance to meeting attendees as to the format of public hearing, and how community may express support, opposition, or concern to land use authorities at such hearing. Representative stated that project must be either approved or denied as a land use matter by the Mayor and City Council first, and that any appeal must come after such vote of approval or denial, and that land use appeals essentially involve litigation. Representative stated how property fits in the

area, the needs of the market, with the City's comprehensive plan and future land use map, and that there is substantial justification for approval of the rezoning, but that it is not guaranteed. Approval must be given by the City of Stonecrest Mayor & City Council.

Conclusion of meeting at approximately 7:15 PM.

SLUP Application of Fairington Road Center, LLC (c/o Mahaffey Pickens Tucker, LLP)
Public Participation Plan

NOTICE OF SPECIAL LAND USE PERMIT APPLICATION

This letter is to inform you that a Special Land Use Permit Application has been submitted to the City of Stonecrest on a tract of land within 500 feet of your property. Please be advised of the following information pertaining to the request and public hearings:

CASE NUMBER(S):	SLU20-000009; SLU20-000010
APPLICANT NAME:	FAIRINGTON ROAD CENTER, LLC c/o MAHAFFEY PICKENS TUCKER, LLP
PROPERTY ZONING:	"M," Light Industrial
PROPERTY LOCATION:	5961 Chupp Way, Lithonia, GA 30038
PROPERTY SIZE:	+/- 2.21 Acres
PROPOSED DEVELOPMENT:	Convenience Store & Retail with Fuel Pumps & Alcohol Outlet
CONTACT PERSON:	W. Brady Hughes; Shane Lanham
TELEPHONE NUMBER:	(770) 232-0000
EMAIL:	amosley@mptlawfirm.com

PUBLIC INFORMATION & COMMUNITY MEETING: **October 28, 2020 – 6:00 PM**
PLANNING COMMISSION PUBLIC HEARING: **November 10, 2020 – 6:00 PM**
MAYOR AND CITY COUNCIL HEARING: **November 23, 2020 – 7:00 PM**

LOCATION OF MEETINGS:

- COMMUNITY MEETING: VIA ZOOM (*Invitation and Meeting information attached*)
- PLANNING COMMISSION PUBLIC HEARING: VIA ZOOM AND STONECREST TV
  (*Citizens wishing to make public comment can come to City Hall—at 3120 Stonecrest Blvd., Suite 190, Stonecrest, GA 30038—and make comments on a laptop running the Zoom application at the podium in Council Chambers or submit their questions via email address llowe@stonecrestga.gov*)
- MAYOR AND CITY COUNCIL HEARING: VIA ZOOM AND STONECREST TV

ZOOM MEETING INVITATION AND INFORMATION

Brady Hughes and Shane Lanham are inviting you to a scheduled Zoom meeting.

Topic: SLU20-000009; SLU20-000010 - 5961 Chupp Way - Convenience Store & Retail Development
Time: Oct 28, 2020 06:00 PM Eastern Time (US and Canada)

- Join Zoom Meeting
https://us02web.zoom.us/j/89196571550?pwd=Q0tuTWlHdGhpbTlUQStmcVIwbDFFdz09

Meeting ID: 891 9657 1550
Passcode: 759339
One tap mobile
+13126266799,,89196571550#,,,,,,0#,,759339# US (Chicago)
+19292056099,,89196571550#,,,,,,0#,,759339# US (New York)

Dial by your location
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Germantown)
+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
Meeting ID: 891 9657 1550
Passcode: 759339
Find your local number: https://us02web.zoom.us/u/kcjIfsnSf

Further Information & Notice to Participants and Attendees:

As part of conducting the Public Participation and Community Information Meeting to which you have been invited, the Applicant, or their representative holding the meeting, is required to record the number and name of all participants and community members in attendance. Because, however, this meeting will be conducted via ZOOM, this task presents some logistics challenges.

Accordingly, to begin the meeting, I will request that all those logging in via ZOOM to attend the meeting please clearly state their name and address when called upon. In the interest of time, however, it would be sincerely be appreciated if all those planning to attend the ZOOM meeting would submit their name and address in advance of the meeting to Amanda Mosley, project administrator at Mahaffey Pickens Tucker, LLP, by email at amosley@mptlawfirm.com, using the subject line "STONECREST ZOOM MEETING SIGN-IN SHEET."

COMMUNITY INFORMATION MEETING PARTICIPATION SHEET

SLU20-000009 & SLU20-000010

1. Trenda Stern – 2908 Park Lorraine Circle – Lithonia, GA 30038
2. Audrey Johnson – 131 Tiburon Court, Lithonia, GA 30038
3. Anne Brown – 161 Tiburon Drive, Lithonia, GA 30038
4. Kathy Rhue – 5924 Trent Walk Drive, Lithonia, GA 30038
5. Donald Norwood – 33 Tiburon Drive, Lithonia, GA 30038
6. Lisa G. – would not provide full last name or address
7. Euguene West – 42 Tiburon Drive, Lithonia, GA 30038
8. Stephie Garrison – 5929 Trent Walk Drive, Lithonia, GA 30038

Name and Address of Sender
Shane Lanham, Esq.
Mahaffey Pickens Tucker LLP
1550 N. Brown Road, Suite 125
Lawrenceville, Georgia 30043

Check type of mail or service:

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1.	51919 Trent Walk Drive P.O. Box 458 Redan, GA 30074											
2.	Addie Smith 5921 Trent Walk Drive Lithonia, GA 30038											
3.	Akil Ravariere [Malak Property, LLC 3579-A Chamblee Tucker Road, Atlanta, GA 31141											
4.	Alicia Gosling 5908 Trent Walk Drive Lithonia, GA 30038											
5.	Andre Tafur[Roxana Noriega 1904 Mary Lou Lane SE Atlan ta, GA 30316											
6.	Annie Doris Mays 5936 Trent Walk Drive Lithonia, GA 30038											
7.	Antonette Campbell 76 N. Essex Avenue Orange, NJ 7050											
8.	Antonya Pierce 2028 Channing Drive Conyers, GA 30094											

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c/o Mahaffey Pickens Tucker, LLP
SLUP2020-000009, SLUP2020-000010
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Mahaffey Pickens Tucker LLP
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2.	BAF 1, LLC 5001 Plaza on the Lake, Suite 200 Austin, TX 78746											
3.	Barbara Coppola Revocable Trust 113 Franklin Avenue Nharrison, NY 10528											
4.	Belinda V. Reid 5923 Trent Walk Drive Lithonia, GA 30038											
5.	Betty Carter 5918 Trent Walk Drive Lithonia, GA 30038											
6.	Betty S. William 2500 Promberry Drive, Apt. 14 Montogomery, AL 36106											
7.	Big Dog Towing, LLC Lionheart Automotive Lithonia, GA 30058											
8.	Bobby L. Guthrie |Cynthia R. Guthrie 553 Edgefield Drive Stone Mtn, GA 30087											

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1.	Brenda F. Ezell|Ruth A. Ezell 5915 Trent Walk Drive Lithonia, GA 30038											
2.	Brenda J. Baugh 5916 Trent Walk Drive Lithonia, GA 30038											
3.	Bryan K. Latham 13 Tiburon Drive|Lithonia, GA 30038 Lithonia, GA 30038											
4.	Carl Millender 2974 Parc Lorraine Lithonia, GA 30038											
5.	Carmel Moreno 3415 Glensford Drive Decatur, GA 30032											
6.	Carolyn Thomas 3048 Parc Lorraine Lithonia, GA 30038											
7.	Charles Lyson 611 Ashley Lakes Drive Norcross, GA 30092											
8.	Cheryl Allen P.O. Box 747 Conyers, GA 30012											

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1.	Cheryl Allen 1128 Village Trail Stone Mtn, GA 30088											
2.	Cheryl D. Hillman P.O. Box 2053 MCDonough, GA 30253											
3.	Claudette Spencer 94 Becks BLVD Ringers, NJ 8851											
4.	Colleen Morrison|Alexander Geddes 4188 Steeplehill Drive NW| Kennesaw, GA 30144											
5.	Cornelis Oskam Nieuwe Hoven 68|4205BE Gorinchem, Gorinchem,, 0											
6.	Cornelius Jackson III 5987 Sherwood Trace Lithonia, GA 30038											
7.	Cynthia Baxter 2920 Parc Lorraine Lithonia, GA 30038											
8.	Davelle W. Lawson 20 Tiburon Drive Lithonia, GA 30038											

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2.	David Orozco 2035 Montgomery Trail Duluth, GA 30096											
3.	Deidre J. Wortham 3880 Berkley View Drive Berkley Lake, GA 30096											
4.	DeKalb County Budget Department Decatur, GA 30030											
5.	DeKalb Investing, Inc. 2700 Cumberland Parkway, Suite 350 Atlanta, GA 30339											
6.	DeKalb Investing, Inc. 2700 Cumberland Parkway, Suite 350 Atlanta, GA 30339											
7.	Donald E. Norwood 33 Tiburon Drive Lithonia, GA 30038											
8.	Donald R. Gillette 38 Tiburon Drive Lithonia, GA 30038											

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1.	Double TM Holding, LLC P.O. Box 2937 Covington, GA 30015											
2.	Edgardo P. Spencer 2970 Parc Lorraine Lithonia, GA 30038											
3.	Emanuel Osho 2906 Parc Lorraine Lithonia, GA 30038											
4.	Emerald Green Properties, LLC 1244 Beaver Ruin Road, Unit 301 Norcross, GA 30093											
5.	Esmine Sutherland|Anthony Flemmings 5985 Sherwood Trace Lithonia, GA 30038											
6.	Eugen Voloti 4544 Devonshire Road Lithonia, GA 30038											
7.	Eugene C. West|Tamrah J. Mattis West 42 Tiburon Drive Lithonia, GA 30038											
8.	Faisal Alkatheri 23 Tiburon Drive Lithonia, GA 30038											

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1550 N. Brown Road, Suite 125
Lawrenceville, Georgia 30043

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1.	Fannie M. Vinson 5935 Trent Walk Drive Lithonia, GA 30038											
2.	Federal National Mortgage Association 14221 Dallas Parkway Dallas, TX 75254											
3.	Felicia A. Wyms 5917 Trent Walk Drive Lithonia, GA 30038											
4.	Fontaine East Owners Association, Ltd. 500 Sugar Mill Road Suite 200B Atlanta, GA 30350											
5.	Frankie Little 5837 Stratwood Manor Lithonia, GA 30058											
6.	FYR SFR Borrower, LLC|Havenbrook Homes 3505 Koger BLVD, Suite 400 Duluth, GA 30096											
7.	GE Adan, LLC 3851 Holcomb Bridge Road Norcross, GA 30092											
8.	Geoffrey Nnadi|Ngozi Ndadi 119 Missing Lake Drive Ellenwood, GA 30294											

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1.	Gila Marbach 5959 Sherwood Trace Lithonia, GA 30038											
2.	Grant Walton 5763 Spring Mill Circle Lithonia, GA 30038											
3.	Grinyude, LLC 2556 Fontainbleu Drive Dunwoody, GA 30360											
4.	Hassan A.A. Majd 5125 Forest Run Trace Johns Creek, GA 30022											
5.	HED Properties, LLC 8 Oriole Drive| Kirkland, QC 0											
6.	Henri M. Hubbard|Lucius Morris 5920 Trent Walk Drive Lithonia, GA 30038											
7.	Iris E. Grant 2286 Swan Lake Court Grayson, GA 30038											
8.	Isatu Bangura 2030 Defoor Avenue NW, A3 Atlanta, GA 30318											

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1.	Jackie Y. Williams 32 Tiburon Drive Lithonia, GA 30038											
2.	Jackquiline Barnes 808 Treeline Drive Conyers, GA 30094											
3.	Jay H. Jackson 7257 Glen Cove Lane Stone Mtn, GA 30087											
4.	Jeffrey S. Latham 11 Tiburon Drive Lithonia, GA 30038											
5.	Jennifer L. Collins/Troy E. Page 2928 Parc Lorraine Lithonia, GA 30038											
6.	Jermiah Perdue 2912 Parc Lorraine Lithonia, GA 30038											
7.	Karen Armstrong 2636 Harris Street East Point, GA 30344											
8.	Karen R. Wade 2926 Parc Lorraine Lithonia, GA 30038											

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1.	Karone Wint 1248 E. 101st Street Brooklyn, NY 11236											
2.	Kenya L. Watkins P.O. Box 71|Snellville, GA 30078 Snellville, GA 30078											
3.	Kieyana Grant 2918 Parc Lorraine Lithonia, GA 30038											
4.	Kim C. Gantt 4395 Palton Drive Dunfries, VA 22025											
5.	Kimberly Sharkey 5957 Sherwood Trace Lithonia, GA 30038											
6.	KJH South Building Development 111 180th Street, Unit 93 Jamaica, NY 11433											
7.	Latreil Jones 130 Vandalia Avenue, Apt 6D Brooklyn, GA 11239											
8.	Leonard Daniel |Inez Daniel 5961 Sherwood Trace|Lithonia, GA 30038 Lithonia, GA 30038											

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1.	Linda P. Cousin 5975 Sherwood Trace Lithonia, GA 30038											
2.	Lior Biton 3851 Holcomb Bridge Road Norcross, GA 30092											
3.	Lydia Jones P.O. Box 360875 Decatur, GA 30036											
4.	Lydia T. Jones 3376 Wesley Chapel Road Decatur, GA 30034											
5.	Malak Property, LLC 3579-A Chamblee Tucker Road, # 942132 Atlanta, GA 31141											
6.	Margaret Vidal|Domett Atkins 2072 Cobblefield Circle Apopka, FL 32703											
7.	Michael Raffington 80 Roosevelt Avenue Dumont, NJ 7628											
8.	Mohammed Houssein Ahmed 3205 Bloomington Avenue South, Unit 2 Minneapolis, MS 55407											

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1.	Monica S. Ivory|Willie P. Ivory 5934 Trent Walk Drive Lithonia, GA 30038											
2.	MPI Highland Place Apartments, LP 260 Peachtree Street, Suite 1800 Atlanta, GA 30303											
3.	Nancy Crotty 2929 High Brook Way SE Conyers, GA 30094											
4.	Nancy H. Wages 2585 Turtle Cove TRWY Monticello, GA 31064											
5.	Nathan Smith|Steven Hammond 445 Camelot Parkway Jonesboro, GA 30236											
6.	Nathan Smith|Steven Hammond 445 Camelot Parkway Jonesboro, GA 30236											
7.	Old Roswell Townhomes, LLC| 6845 Shiloh Road E. |Suite D2| Alpharetta, GA 30005											
8.	Patricia A Rhue|Kathy E. Rhue 5924 Trent Walk Drive Lithonia, GA 30038											

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1.	Patricia A. Marshall 3078 Parc Lorraine Liothonia, GA 30038											
2.	Patricia L. Dunn 5971 Sherwood Trace Lithonia, GA 30038											
3.	Patricia Montgomery|Jada Montgomery 1313 Evergreen Trail Lithonia, GA 30058											
4.	Praise Property Holdings 1660 Saint Julian Street Suwanee, GA 30024											
5.	Precious Jennings|SNH Properties, LLC 5928 Trent Walk Drive Lithonia, GA 30038											
6.	Priscilla White 40 Tiburon Drive Lithonia, GA 30038											
7.	Raymond S. Diamond 22 Tiburon Drive Lithonia, GA 30038											
8.	Realextate ATL 28, LLC 3834 Jodeco Road MCDonough, GA 30253											

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Mahaffey Pickens Tucker LLP
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1.	Renees Realty, LLC 5949 Fairington Road Lithonia, GA 30038											
2.	Reven Housing Georgia, LLC P.O. Box 1459 La Jolla, CA 92038											
3.	Rodriguez D. Sawyer 5906 Trent Walk Drive Lithonia, GA 30038											
4.	Ryan Johnson 4053 Hill Station Court Sugar Hill, GA 30518											
5.	Ryan M. Johnson 4053 Hill Station Court|Sugar Hill, GA 30518 Sugar Hill, GA 30518											
6.	Sabrina Barnett 28 Tiburon Drive Lithonia, GA 30038											
7.	Sam Dunaway Jr. 44 Tiburon Drive Lithonia, GA 30038											
8.	Sandra O'Clare Revocable Trust 3054 Parc Lorraine Lithonia, GA 30038											

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1.	Sandy L. Price 5933 Trent Walk Drive Lithonia, GA 30038											
2.	Secretary of Housing and Urban Development 40 Marietta Plaza Atlanta, GA 30303											
3.	Shanique Williams 2902 Parc Lorraine Lithonia, GA 30038											
4.	Shawntai Jones 5941 Trent Walk Drive Lithonia, GA 30038											
5.	Sherlyn Martin 30 Tiburon Drive Lithonia, GA 30038											
6.	Sherrie E. Newborn 2329 W. Jefferson BLVD LA, CA 90018											
7.	Sherwanda Pattillo 3046 Parc Lorraine Lithonia, GA 30038											
8.	Sover Shamshom|Yousef Shamshoum 3851 Holcomb Bridge Road, Unit 300|Norcross, GA 30092 Norcross, GA 30092											

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1.	Stephanie W. Garrison 5929 Trent Walk Drive Lithonia, GA 30038											
2.	Teri Thomas 37 Tiburon Drive Lithonia, GA 30038											
3.	Terrence Pennicooke 24 Tiburon Drive Lithonia, GA 30038											
4.	Thurman Jones 25 Tiburon Drive Lithonia, GA 30038											
5.	Tonie McCoy 19 Tiburon Drive Lithonia, GA 30038											
6.	Tony Smith|Angela D. Smith 1702 Creekside Drive Katy, TX 77493											
7.	Tosha Deacon 5 Tiburon Drive Lithonia, GA 30038											
8.	Trenda Stern|Gary Stern P.O. Box 13118 Jersey City, NJ 7303											

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1.	Valerie Clark 5931 Trent Walk Drive Lithonia, GA 30038											
2.	Vershon Jones 2924 Parc Lorraine Lithonia, GA 30038											
3.	Virita L. Sharif 2469 Williams Downs Circle SW Snellville, GA 30078											
4.	Warren Maye|Marilyn Maye 3621 De Reimer Avenue Bronx, NY 10466											
5.	Wellington Manor Homeowners Association 2132 Highway 138 NE Conyers, GA 30013											
6.	Willie M. Williams 3050 Parc Lorraine Lithonia, GA 30038											
7.	Yondrell Sanders 2904 Parc Lorraine Lithonia, GA 30038											
8.	Yossi Hod 6300 Wilshire BLVD, Unit 970 LA, CA 90048											

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