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3/6/18
P/2 CW

Special Land Use Permit
Application

SLUP 18-002

Applicant Information	Name:	PAWANJIT KAUR	
	Address:	6721 Covington Hwy	Stonecrest GA - 30038
	Phone:	718-536-0017	Fax: Email: Stone
	Owner's Name:	PAWANJIT KAUR	
Owner Information	Owner's Address:	388 Bullsboro Drive Newnan GA - 30263	
	Phone:	718-536-0017	Fax: Email: statewineliquor@paulbren
	Property Address:	6721 Covington Hwy	Acreage: 2.74
	Parcel ID:	1608902022	
Property Information	Current Zoning Classification:	C-1	
	Proposed Use of Property:	Shopping Center / Liquor store / with other shops	
	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?	O Yes <input checked="" type="checkbox"/> No	
	Property Information:	6721 Covington Hwy Stonecrest - GA - 30038 is undisturbed property and we like to put a 6 or 7 shops in this property with new construction and liquor store in it - if you need more info please call me 718-536-0017	
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:	PAWANJIT KAUR	
	Applicant's Signature:	<i>Pawanjit Kaur</i>	Date: 2/22/18
	Sworn to and subscribed before me this	24	Day of February 2018
Notary	Notary Public:	JACQUELYN PARKER	
	Signature:	<i>Jacquelyn Parker</i>	
	My Commission Expires:	11-20-2021	
	<input checked="" type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
Fee: \$		Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date:
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			Date:

08-03-2017



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Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)	Signature: <u>Pawagit Kaur</u>		Date: <u>2/22/18</u>
	Address: <u>6721 Covington Hwy</u>	City, State: <u>StoneCrest GA</u>	Zip: <u>30038</u>
	Phone: <u>718-536-0017</u>		
	Sworn to and subscribed before me this <u>24</u> day of <u>Feb</u> , 20 <u>18</u>		
Property Owner (If Applicable)	Notary Public: <u>[Signature]</u> <u>EXP 11-20-21</u>		
	Signature: <u>[Signature]</u>		Date: <u>2-24-18</u>
	Address: <u>61 Bullsboro Dr</u>	City, State: <u>Newnan GA</u>	Zip: <u>30263</u>
	Phone: <u>770-254-3828</u>		
Property Owner (if Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____		
	Notary Public:		
	Signature:		Date:
	Address:	City, State:	Zip:
Phone:			
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



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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

Applicant / Owner	Signature: <i>Pawson, K.</i>
	Address: <i>6721 Covington Hwy Stonecrest - GA - 30038</i>
	Date: <i>2/27/2018</i>

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

Date	Government Official	Official Position	Description	Amount
	<i>Nil</i>	<i>Nil</i>	<i>Nil</i>	<i>Nil</i>

AMENDED AND RESTATED
STATEMENT OF INTENT
SLUP 18-002

And

Other Material Required by
City of Stonecrest Zoning Ordinance
For

A Special Land Use Permit for a Package Store pursuant to
the City of Stonecrest Zoning Ordinance

Of

PAWANJIT KAUR

For

6721 Covington Highway
located in
Land Lot 89, 16th District, DeKalb County

Submitted for Applicant by:

Michèle L. Battle, Esq.
Roxanne Daley, Esq.
Battle Law, P.C.
One West Court Square, Suite 750
Decatur, Georgia 30030
(404) 601-7616 Phone
(404) 745-0045 Facsimile
mlb@battlelawpc.com

I. STATEMENT OF INTENT

The Applicant, Pawanjit Kaur, is seeking a Special Land Use Permit for a package store for the property located at 6721 Covington Highway, Stonecrest, GA (the "Subject Property") which is zoned C-1, with a land use designation of Neighborhood Center. The Subject Property is currently undeveloped, and is abutted to the West by Walgreens and Sonic Restaurant which are both zoned C-1, to the East by the Women Moving On's shelter, which is the only property zoned O-I in the immediate area, to the North by Covington Highway with the Kroger Plaza directly across the street, and to the South by property zoned C-1 and R-100.

It is the Applicant's intent that the Subject Property will be developed for up to 18,000 sq. ft. of retail space pursuant to and in accordance with that certain revised Conceptual Site Plan dated May 15, 2018 prepared by Pyramid Engineering submitted simultaneously with this Amended and Restated Statement of Intent. It is proposed that the package store will be located in Building 1 (12,000 sq. ft.), with other retail and offices uses allowed under the current C-1 zoning district regulations being located in Building 2 (10,000 sq. ft.).

Currently, the Applicant, through its entity Isher Properties, LLC, owns the Subject Property. The Applicant also owns and operates State Wine & Liquor, Inc. located at 6670 Covington Highway, Lithonia, GA in unincorporated DeKalb County (the "Current Location"). The Current Location is owned by Te and Chung, LLC, and improved with a 7,200 sq. ft. building built in 1996 which is leased by State Wine & Liquor, Inc. Due to limited storage space, along with inadequate parking and retail space for customers, it is the Applicant's desire to relocate State Wine & Liquor, Inc. from the Current Location to the Subject Property. This relocation will not only allow the Applicant to address the deficiencies at current location, it will allow the Applicant to become a significant stakeholder in the community as a landowner and an investor in the development of additional quality retail/office facilities in the community. The current value of the Subject Property is \$695,000.00 unimproved. The Current Location has a value of \$997,100.00 improved with a 7,200 sq. ft. building. There should be no question that the proposed improvements of the Subject Property will result in a significant increase in the property value of the Subject Property together will bringing additional sales tax revenue to the City of Stonecrest. These taxes will provide additional revenue to the City of Stonecrest for its cost and expenses.

It should also be noted that this is not a rezoning of the Subject Property. The Subject Property is already zoned C-1. The purpose of the SLUP Application is to give special consideration, pursuant to a clear set of standards and criteria, to those types of uses which may or may not be compatible with uses and structures authorized as a matter of right within a particular zoning district. It is the Applicant's contention that this SLUP Application does in fact meet the criteria set forth below in Section 7.4 of the City of Stonecrest's Zoning Ordinance.

II. SLUP CRITERIA

SECTION 7.4 CRITERIA

- A. Adequacy of the size of the Site for contemplated use:** The Subject Property is adequate for the proposed use. The Subject Property is a 2.67 acre tract of land. The maximum lot coverage for the Subject Property is 80% and the Applicant proposed Conceptual Site Plan shows a total lot coverage of 63% while meeting the Zoning Ordinance's parking requirements.
- B. Compatibility of the proposed use with adjacent properties:** The proposed use is compatible with the adjacent properties, including the adjacent commercial uses, as well as the women's shelter. The Subject Property will be improved with a landscape strip, as well as fencing which will prohibit access from the Subject Property to the adjacent shelter. Furthermore, by placing the rear of the building adjacent to the eastern boundary line, the building, along with the landscape strip, 20ft setback and fencing will serve as a 70 ft barrier to the shelter.
- C. Adequacy of public services, facilities and utilities:** There are adequate public services, facilities and utilities to support the proposed uses.
- D. Adequacy of the public street:** The Subject Property is located on Covington Highway which is an arterial road. The Applicant is limiting both vehicular and pedestrian access to the Subject Property to Covington Highway. There will be no access from Hillvale Road.
- E. Possibility of adverse effect along access routes to the site:** The Applicant is proposing a deceleration lane into the Subject Property, together with a dedicated through lane and right turn lane out of the Subject Property. This will mitigate against any traffic concerns along the access route to the Subject Property.
- F. Ingress and egress to the subject property:** There is adequate ingress and egress to the Subject Property. Please see response to Criteria E above.
- G. Adverse impact on adjoining land use by reason of noise, smoke, odor, dust or vibration:** The Applicant's proposed use of the Subject Property will not create an adverse impact on the adjoining land uses by reason of noise, smoke, odor, dust or vibration.
- H. Adverse impact on adjoining land use by reason of hours of operation:** The Applicant's hours of operation will be consistent with its current hours of operation at 6670 Covington Highway, which are as follows:

Monday	9AM-11:30PM
Tuesday	9AM-11:30PM
Wednesday	9AM-11:30PM
Thursday	9AM-11:30PM
Friday	9AM-11:45PM
Saturday	9AM-11:45PM

Sunday 12:30–9PM.

As these are the same hours as their existing hours at the Current Property, these hours will have no adverse impact on the surrounding community.

I. Adverse impact by manner of operation: The manner of operation of the Applicant will not have an adverse impact on the adjoining land uses. It is the Applicant's intent to operate the proposed package store in a manner similar to the store at the Current Location. No adverse impact is anticipated.

J. Use consistent with zoning district classification: The use of the Subject Property for a package store is consistent with the C-1 zoning district classification. This is particularly true as the Current Location is also zoned C-1.

K. Use consistent with the Comprehensive Land Use Plan: The use of the Subject Property is consistent with the Neighborhood Center Comprehensive Land Use Plan designation for the Subject Property, and is consistent with the policies and strategies of the current Comprehensive Land Use Plan to provide for small scale convenience goods and services to meet the needs of the surrounding community.

N. Length of time for SLUP: The special land use permit should not be limited in duration.

O. Appropriateness of size, scale and massing of buildings in comparison to adjacent properties: The size, scale and massing of the proposed buildings are appropriate in comparison to the surrounding uses. The proposed buildings will be single story and the 18,000 sq ft. is split between two buildings in order to provide for a reasonable massing of the buildings.

P. Adverse historic impact: To the Applicant's knowledge, the site is not a historic site. Therefore, the proposed project will not have an adverse impact on any historic buildings, sites, districts or archaeological resources in the surrounding area.

Q. Satisfaction of Supplemental Regulations: The proposed use satisfies the requirements contained in Section 4.2.9 of the Supplemental Regulations for late night establishments.

S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.

The proposed use of the Subject Property as a package store will not result in a disproportionate proliferation of that or similar uses in the surrounding area. As stated above, the package store at the Current Location will be relocated to the Subject Property. This relocation will result in the Current Location no longer being used for a package store. Therefore, no new package store will be introduced into the area. There is an existing package store within a mile of the Subject Property, however, this is a drive through facility, which has a different mode of operation, and a different customer base. Both stores have operated in the area for in excess of 10 years serving the surrounding communities.

III. CONSTITUTIONAL ALLEGATIONS

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

The application of the City of Stonecrest Zoning Ordinance to the Subject Property which restricts its use to any classification other than that proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States, Article I, Section I, Paragraph I, and Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the Applicant an economically viable use of its land while not substantially advancing legitimate state interests.

A denial of this Application would constitute an arbitrary and capricious act by the DeKalb County Board of Commissioners without any rational basis therefore, constituting an abuse of discretion in violation of Article I, Section I, Paragraph I of the Constitution of the State of Georgia of 1983, Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983, the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Stonecrest City Council to issue a special land use permit for the Subject Property as proposed by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Special Land Use Permit at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stonecrest so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 19th day of June, 2018.

Respectfully submitted.

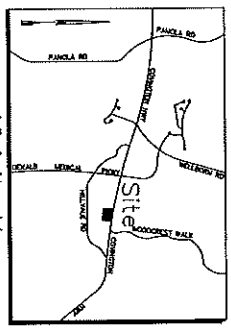
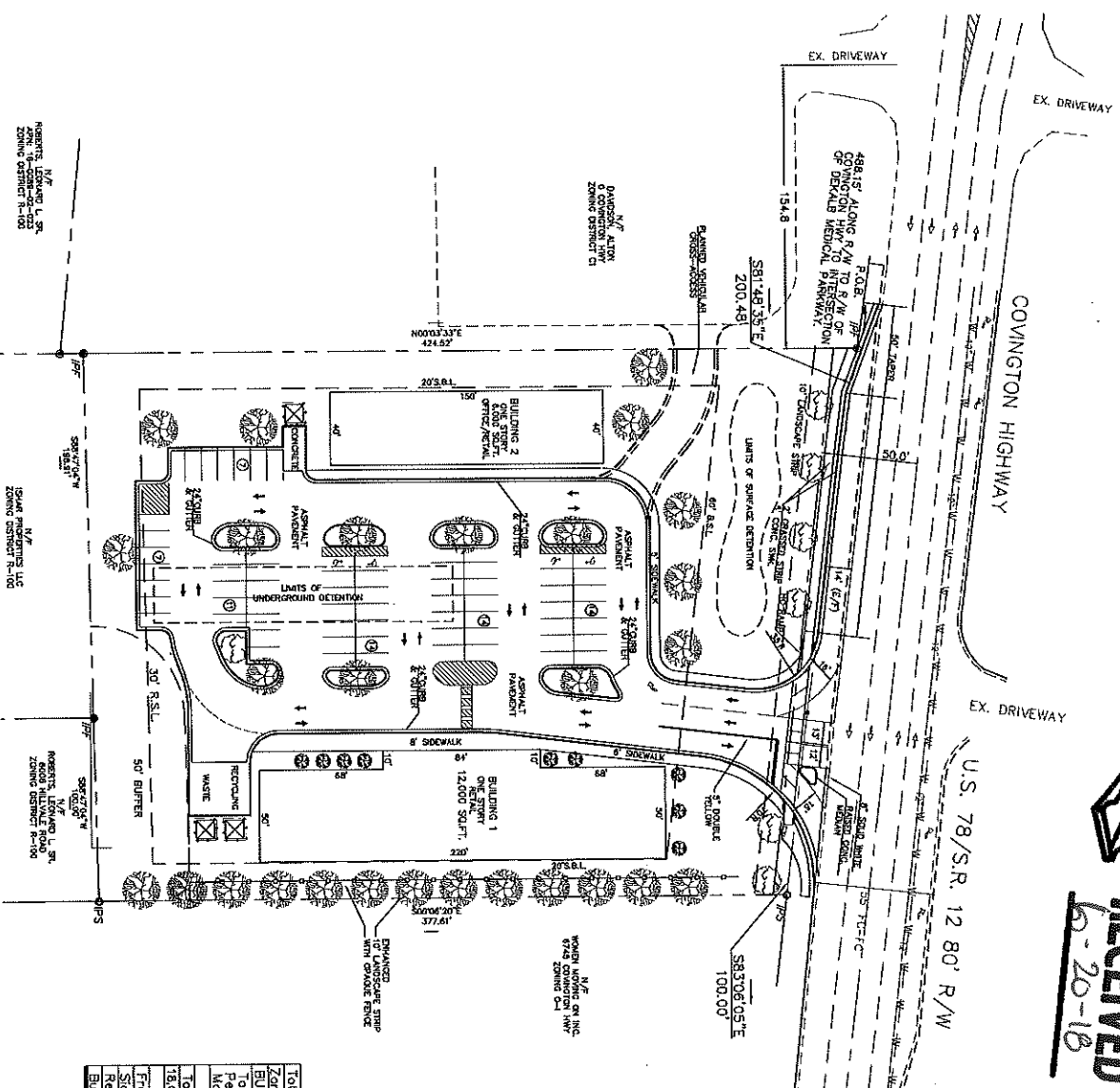


Michèle L. Battle

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mlb@battlelawpc.com

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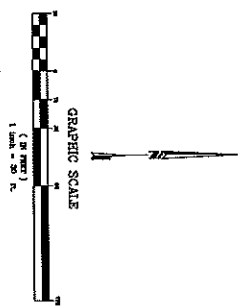


OWNER & DEVELOPMENT NOTES:

1. PROPERTY ADDRESS: 4884' ALONG R/W TO 8' W/ OF DEVALS HWY TO INTERSECTION OF DEVALS MEDICAL PARKWAY
2. OWNER: PYRAMID EDC CONSULTANTS, INC.
3. OCCUPANCY/PURPOSE: OFFICE/RETAIL
4. OCCASION: 4884' ALONG R/W TO 8' W/ OF DEVALS HWY TO INTERSECTION OF DEVALS MEDICAL PARKWAY
5. THE PROPERTY IS LOCATED WITHIN A ZONING DISTRICT OF C-1
6. THE TOTAL IMPERVIOUS AREA IS 23,200 S.F. (19,200 S.F. FOR BUILDING 1 AND 4,000 S.F. FOR BUILDING 2)
7. THE TOTAL IMPERVIOUS AREA IS 23,200 S.F. (19,200 S.F. FOR BUILDING 1 AND 4,000 S.F. FOR BUILDING 2)

UTILITIES

1. WATER SERVICE PROVIDED BY DEKALB COUNTY
2. SEWER SERVICE PROVIDED BY DEKALB COUNTY
3. GAS SERVICE PROVIDED BY DEKALB COUNTY
4. THE TOTAL IMPERVIOUS AREA IS 23,200 S.F. (19,200 S.F. FOR BUILDING 1 AND 4,000 S.F. FOR BUILDING 2)
5. THE TOTAL IMPERVIOUS AREA IS 23,200 S.F. (19,200 S.F. FOR BUILDING 1 AND 4,000 S.F. FOR BUILDING 2)



Site Analysis

Total Lot Area:	2.87 AC. (118,580 S.F.)
Zoning:	C-1 LOCAL COMMERCIAL
Building 1:	12,000 S.F.
Building 2:	11,200 S.F.
Total Impervious/Coverage:	23,200 S.F. (19.6%)
Percent Impervious/Coverage:	63.0% (11,200 S.F. / 17,778 S.F. (67))
Maximum Lot Coverage:	50% (59,295 S.F.)
Minimum Lot Coverage:	50% (59,295 S.F.)
Table S.F. Max. Permitted:	117,200 S.F. (50) 117,238 S.F. (67)
Table S.F. Min. Permitted:	12,000 S.F. (60) 12,000 S.F. (67)
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Table S.F. Min. Permitted:	12,000 S.F. (60) 12,000 S.F. (67)

Concept Plan A

<p>C-1</p>	<p>Office/Retail Plaza Mixed Use Development Land Lot 89 - 16th District City of Stonecrest DeKalb County, Georgia</p>	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Date	Description							<p>Pyramid EDC Consultants, Inc. Land Development Consultants</p> <p>4151 Memorial Drive Building B, Suite 304B Decatur, Ga. 30032</p> <p>Ph. 404.297.0750 Fax: 404.293.9870</p>
	Date	Description									
<p>Prepared by: [Name] Date: 10 MAY 2018 Project No: 1802</p>	<p>Scale: 1" = 50'</p>	<p>50' Road Prop. Line at R100</p>	<p> </p>								



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Property Appraisal Department

Property Overview

2/21/2018 1:54:54 PM

Close

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Parcel ID: 16 089 02 022

To view map, click on parcel ID number.

Owner Information

Tax District	80 - STONECREST	Zoning	C-1 - GENERAL COMMERCIAL
Jan. 1st Owner	ISHER PROPERTIES LLC	Land Use	300 - Vacant Commercial Land **
Co-Owner		Land Unit	119,790
Current Owner	ISHER PROPERTIES LLC	Calculated Acreage	2.75
Co-Owner		Deeded Acreage	2.7
Owner Address	388 BULLSBORO DR STE 208 NEWNAN GA 30263	Neighborhood	9039
Property Address	6721 COVINGTON HWY	Property Class	C3 - COMMERCIAL LOT

Appeal Status

Date Notice Mailed	6/2/2017
Appeal Code	2017
Process Code	N - C.O.A. Notice
Hearing Date	2016
Hearing Time	N - C.O.A. Notice

Assessment Notice

You may need to download Adobe Acrobat Reader. It is available at

Tax Year - ASMT Notice or Letter

2017 - Notice1
2016 - Notice1
2015 - Notice1

Current Appraised & Assessment Value

Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)
2017	\$359,300	\$359,300	\$0	\$359,300	\$143,720

Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
26618 - 00091	11/21/2017	WD - WARRANTY DEED	0 - VALID SALE FMV	\$695,000.00
17230 - 00394	3/17/2005	WD - WARRANTY DEED	2 - PARTIAL INTEREST	\$0.00
17230 - 00384	3/17/2005	WD - WARRANTY DEED	0 - VALID SALE FMV	\$357,000.00
09261 - 00678	12/18/1996	LW - LIMITEDWARRANTY DEED	H - SALES FROM BANK	\$139,000.00
09108 - 00712	8/6/1996	DP - DEED UNDER POWER	F - FORECLOSURE OR BANKRUPTCY	\$150,000.00
06625 - 00103	1/18/1990	UN - UNWORKABLE DEED	Z - INVALID SALE	\$0.00
06596 - 00671	1/1/1989	WD - WARRANTY DEED	0 - VALID SALE FMV	\$170,000.00
05151 - 00304	2/11/1985	WD - WARRANTY DEED	0 - VALID SALE FMV	\$0.00
0**** - 0****	11/29/1989	MC - MAP CHANGE-SEE NOTES	Z - INVALID SALE	\$0.00

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

Sales Data Search

Detailed Property Data

Property Tax Data

2017



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Print this page for your records

Contact Us

Property Tax Information Results

Online Payments are for 2017 Only [Pay Now](#)

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For additional assistance, contact (404) 298-4000.

<p style="text-align: center;">Property Identification</p> <p>Parcel ID: 16 089 02 022 Pin Number: 0721085 Property Address: 6721 COVINGTON HWY Property Type: Real Estate Tax District: 80 - STONECREST</p> <p style="text-align: center;">Owner Information</p> <p><u>Last Name, First Name</u> Jan. 1st Owner: ISHER PROPERTIES LLC Co-Owner: Current Owner: ISHER PROPERTIES LLC Co-Owner: Owner Address: 388 BULLSBORO DR STE 208 NEWNAN GA 30263 Care of Information: ** CHANGE MAILING ADDRESS? **</p> <p style="text-align: center;">Homestead Exemption</p> <p>Exemption Type: - NO EXEMPTION Tax Exempt Amount: \$0.00 <u>APPLY FOR BASIC HOMESTEAD EXEMPTION AND PROPERTY ASSESSMENT FREEZE</u></p> <p style="text-align: center;">Other Exemption Information</p> <p>Exemption Type: Value Exemption Amount: \$0.00</p> <p style="text-align: center;">Deed Information</p> <p>Deed Type: WARRANTY DEED Deed Book/Page: 26618 / 00091 Plat Book/Page: / 11 0</p> <p style="text-align: center;">Property Characteristics/ Sales Information</p> <p>NBHD Code: 9039 Zoning Type: C-1 - GENERAL COMMERCIAL Improvement Type: Last Deed Date: 11/21/2017 Last Deed Amount: \$695,000.00</p> <p style="text-align: right;">Click here to view property map</p> <p style="border: 1px solid black; padding: 2px; display: inline-block;">Additional Property</p> <p style="text-align: center;">Property Value/Billing Assessment</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Taxable Year</td><td style="text-align: right;">2017</td></tr> <tr><td>Land Value</td><td style="text-align: right;">\$359,300</td></tr> <tr><td>Building Value</td><td style="text-align: right;">\$0</td></tr> <tr><td>Misc. Improvement Value</td><td style="text-align: right;">\$0</td></tr> <tr><td>Total Value</td><td style="text-align: right;">\$359,300</td></tr> <tr><td>40% Taxable Assessment</td><td style="text-align: right;">\$143,720</td></tr> </table> <p style="text-align: center;">Information as of 2/21/2018 For additional information on the data above, contact the Property Appraisal Department at 404-371-2471</p>	Taxable Year	2017	Land Value	\$359,300	Building Value	\$0	Misc. Improvement Value	\$0	Total Value	\$359,300	40% Taxable Assessment	\$143,720	<p style="text-align: center;">Tax Information Summary</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td>Taxable Year</td><td style="text-align: right;">2017</td></tr> <tr><td>Millage Rate</td><td style="text-align: right;">0.04409</td></tr> <tr><td>2nd Installment Amount</td><td style="text-align: right;">(\$0.00)</td></tr> <tr><td>DeKalb County Taxes Billed</td><td style="text-align: right;">\$6,653.46</td></tr> <tr><td>DeKalb County Taxes Paid</td><td style="text-align: right;">\$6,653.46</td></tr> <tr><td>DeKalb County Taxes Due</td><td style="text-align: right;">\$0.00</td></tr> <tr><td>Total Taxes Billed</td><td style="text-align: right;">\$6,653.46</td></tr> <tr><td>Total Taxes Paid</td><td style="text-align: right;">\$6,653.46</td></tr> <tr><td>Total Taxes Due</td><td style="text-align: right;">\$0.00</td></tr> </table> <p style="text-align: center;">DeKalb County Taxes</p> <table style="width: 100%; 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For additional assistance, contact (404) 298-4000.

Contact Us

APPRAISAL REPORT
REAL ESTATE APPRAISAL

Of
2.74 Acres of Commercial Land



6721 Covington Highway, Lithonia
DeKalb County
GA, 30058

As of
September 28, 2017

Prepared For
Ms. Amanda Manley
United Bank
505 South Hill Street
Griffin, GA, 30224

Client File:
179-00064

Prepared by
REX NELMS AND ASSOCIATES INC.
Michael R. Nelms Sr., MAI, GA-882

File Name:
17090009

REX NELMS AND ASSOCIATES INC.

64 S. Zack Hinton Parkway
McDonough,
GA, 30253

770-957-8280
Fax: 770-504-5516
rnelmsandassoc@bellsouth.net
www.nelmsassociates.com

October 26, 2017

Ms. Amanda Manley
United Bank
505 South Hill Street
Griffin, GA
30224

Re: Appraisal Report, Real Estate Appraisal
2.74 Acres of Commercial Land
6721 Covington Highway, Lithonia,
DeKalb County, GA, 30058

File Name: 17090009

Dear Ms. Manley:

At your request, I have prepared an appraisal for the above referenced property, which may be briefly described as follows:

2.74 Acres of vacant commercial land.

Please reference page 9 of this report for important information regarding the scope of research and analysis for this appraisal, including property identification, inspection, highest and best use analysis and valuation methodology.

I certify that I have no present or contemplated future interest in the property beyond this estimate of value. The appraiser has not performed any prior services regarding the subject within the previous three years of the appraisal date.

Your attention is directed to the Limiting Conditions and Assumptions section of this report (page 7). Acceptance of this report constitutes an agreement with these conditions and assumptions.



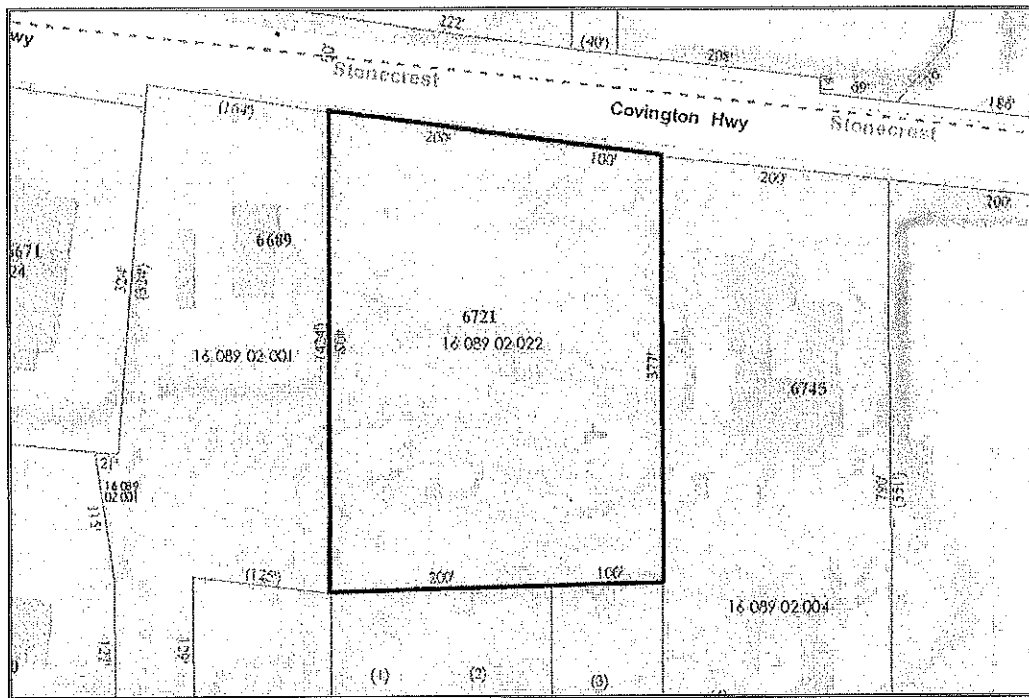
RECEIVED
3/6/18

Assessor Aerial Map



RECEIVED
3/6/18

Assessor GIS Map





RECEIVED
3/6/18

Subject Photographs



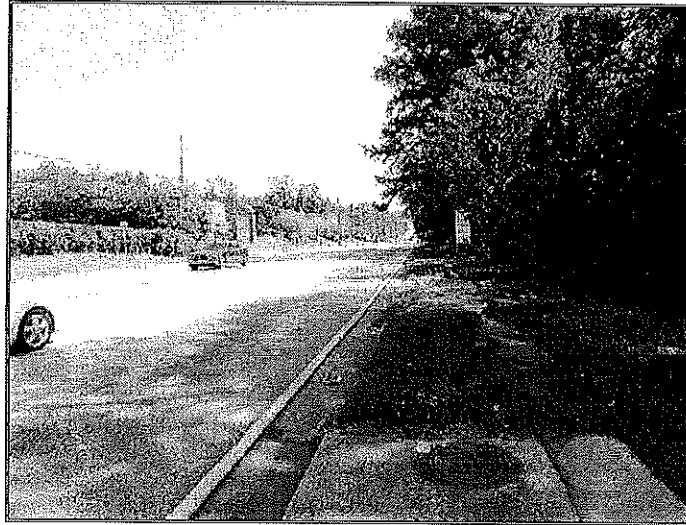
Front View



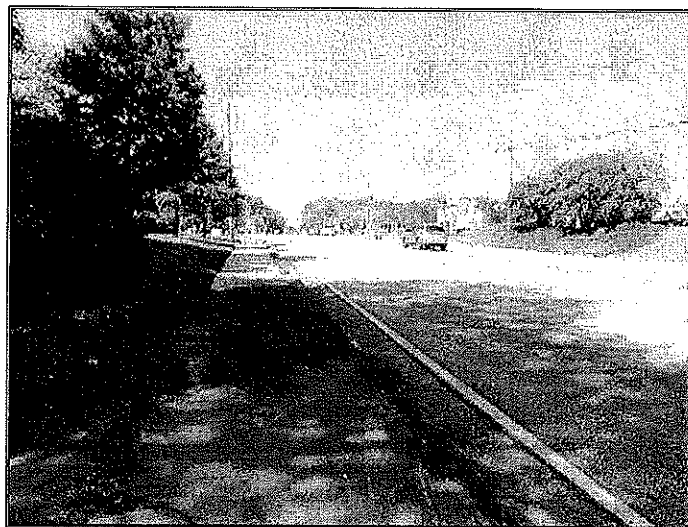
Random View of Land



RECEIVED
3/6/18

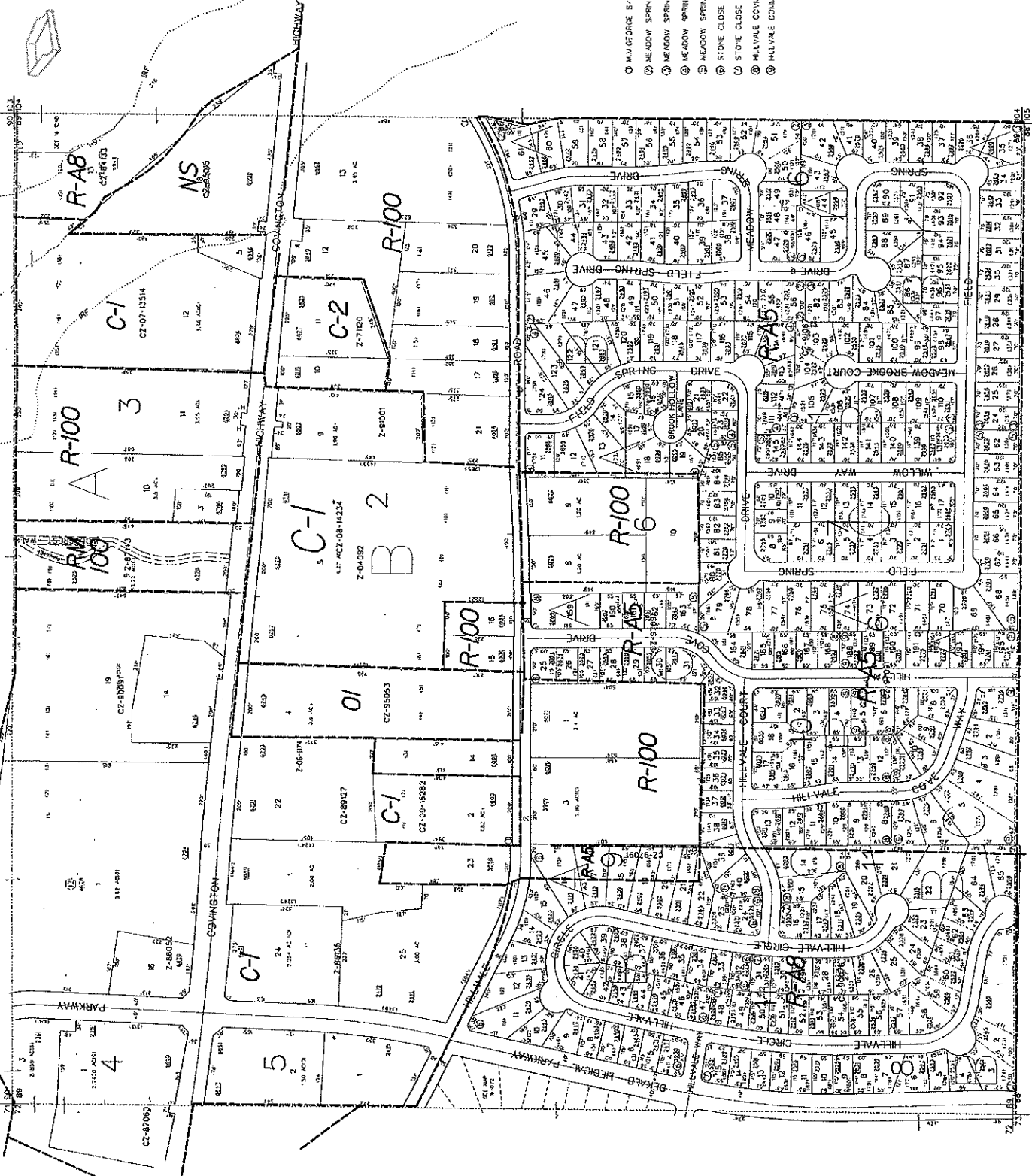


Street Scene East on Covington Hwy



Street Scene West on Covington Hwy

RECEIVED



- ① MAX GEORGE 510 PR 15 P 76
- ② MEADOW SPRING UNIT-1, 99-95, REV 9/10/4
- ③ MEADOW SPRING UNIT-2, 100/111
- ④ MEADOW SPRING UNIT-3, 101-120
- ⑤ MEADOW SPRING UNIT-3 PHASE-2, 102-170
- ⑥ STONE CLOSE UNIT-1, 05-17
- ⑦ STONE CLOSE UNIT-2, 107-172
- ⑧ HILLVALE COMMONS UNIT-1, PHASE-1, 07-95
- ⑨ HILLVALE COMMONS UNIT-2, PB 12-99

NOTICE: THE SUBDIVISION PLAT ON THIS PAGE IS A PRELIMINARY PLAT. THE FINAL PLAT WILL BE FILED IN THE PUBLIC RECORDS AFTER THE SUBDIVISION HAS BEEN APPROVED BY THE BOARD OF SUPERVISORS AND THE COUNTY ENGINEER.