

CITY OF STONECREST, GEORGIA

CALLED MEETING

Planning Commission Called Meeting Minutes Summary

December 19, 2018, 6:00 P.M.
Stonecrest City Hall's Chambers | 3120 Stonecrest Blvd., Suite 155 | Stonecrest, Georgia 30038 |
(770) 224-0200 | www.stonecrestga.gov

The Planning Commission met on Wednesday, December 19, 2018 at 6:00 p.m. in Stonecrest City Hall's Chamber in Stonecrest, Georgia.

I. The meeting was called to order by the Chairman Eric Hubbard.

II. Roll Call - The Members

Present:

Mr. J.W. Eady	District 1
Mr. Eric Hubbard	District 3
Ms. Pearl Hollis	District 4
Ms. Lisa Wright	District 5

Staff Present:

Mrs. Nicole Dozier	Community Development Director
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Staff Absent:

Mr. Chris Wheeler	City Planner
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The Chairman read the Rules and Procedures for the Planning Commission Meetings and Public Hearings and completed the roll call for the City of Stonecrest, Georgia. There was a quorum.

III. **Minutes:** The Chairman asked for motion to accept the Planning Commission Meetings Minutes Summary dated November 7, 2018. Commissioner Lisa Wright motion to approve the Planning Commission Meetings Minutes Summary dated November 7, 2018. Commissioner J.W. Eady seconded the motion. The motion was approved. The vote was unanimously carried.

IV. **Old Business:** None

V. **New Business:**

1. Public Hearing(s):

The Chairman open the meeting and asked the consultants to come forth.

The **Planning Commission Called Meeting** was scheduled for Public Hearing in order for The Collaborative Firm to present the City of Stonecrest Comprehensive Plan 2038 (Building Community, Culture & Commerce For Now and Into the Future) to the Planning Commission for review.

Community Development Director Mrs. Nicole Dozier introduced the consultant(s), Ms. Mary Darby, and Mr. Chris Montesinos of The Collaborative Firm.

There was a PowerPoint presentation (**Attachment 1**). Some of the topics covered included the Comprehensive Plan Framework; Public Outreach and Community Engagement; Community Vision; Economic Development; Housing; Natural Resources; Historical Resources; City Services and Facilities; Land Use and Character Areas; Transportation; Broadband; Land Use; Population (Demographics); and Community Work Program.

Mr. Montesinos distributed a binder with the DRAFT City of Stonecrest Comprehensive Plan 2038 to the Commissioners (**Attachment 2**).

Ms. Darby spoke on the existing data, economic, housing, national and historical resources; transportation, bicycle lanes, gateway in the city, transit, and parking; goals and policies (2019-2023); Chapter 5, Appendices, Steering Committee, and the January 7, 2019 Open House.

Mr. Montesinos spoke on parks and recreation, library system, fire stations, the school systems, Broadband element, land use, and current trends. Mr. Montesinos discussed the short-term work plan that was created to help the City get to the next steps.

The Chairman asked the Commissioners if there were questions. There were none.

Commissioner J.W. Eady left the meeting at 6:45PM.

The Chairman opened the floor to the Public and asked those wishing to speak to come forth.

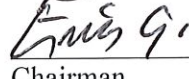
1. *Submitted Public Comments Card:* **OPPOSE - Mr. Bernard Knight**, Attorney at Law, PO Box 29156, Atlanta, GA 30359 is a Stonecrest business owner. Mr. Knight distributed a copy of the **STATE OF GEORGIA, COUNTY OF ROCKDALE, QUITCLAIM DEED** made the 24th day of September 2009, between **DEKALB COUNTY, GEORGIA and Daniel K, James W., and Judy L Kelly**. DEED Book **24029 Pg 158**, filed and Recorded: **9/18/2013 4:31:51 PM**. Mr. Knight spoke on the maps, Lithonia Industrial Park, and Lithonia Industrial Boulevard (**Attachment 3**).
2. *Submitted Public Comments Card:* **Ms. Cheryl Moore-Mathis**, lives at 3181 Chaparral Way and is a Stonecrest resident, representing Klondike Area Civic Association. Spoke as a stakeholder and voiced concerns with portions of the Comprehensive Plan 2038. Wants to keep the integrity of the neighborhood and historical homes.
3. *Submitted Public Comments Card:* **Ms. Lori K. Brown** lives at 2982 Arabian Woods Drive, Lithonia, GA 30038 and is a Stonecrest resident. Lives in Arabian Woods Subdivision and her home is over 50 years old. Do not want to be a part of Stonecrest.
4. *Submitted Public Comments Card:* **Ms. Joyce Walker** lives at 4899 Rock Springs Road and spoke on the data presented. The existing, population of 53,000, data does not represent a true picture of the Median Income (\$48,724). Ms. Walker stated that Stonecrest will never get high end businesses if the overall income is that low.

The Chairman stated that the Stonecrest is looking down the road and the industrial parks provides revenue for the City. The Chairman applauded everyone for community involvement and working together before closing the Public Hearing for the **Draft 2038 Comprehensive Plan**.
unanimously carried.

V. Adjournment

There being no further business, Commissioner Wright moved to adjourn. Commissioner Pearl Hollis seconded the motion. The vote was carried unanimously to adjourn the meeting at 7:12 p.m.

Approved:



Chairman

01-03-2019

Date

Attest:



Secretary

01-03-2019

Date

ATTACHMENT 1

PowerPoint Presentation

The Collaborative Firm

presents

City of Stonecrest Comprehensive Plan 2038

presented to:

PLANNING COMMISSION

December 19, 2038

The Collaborative Firm

presents

City of Stonecrest COMPREHENSIVE PLAN 2038

presented to:

PLANNING COMMISSION

December 19, 2018



[BUILDING COMMUNITY, CULTURE & COMMERCE
FOR NOW AND INTO THE FUTURE!]



The Collaborative Firm, LLC
Planning, Program Management & Development



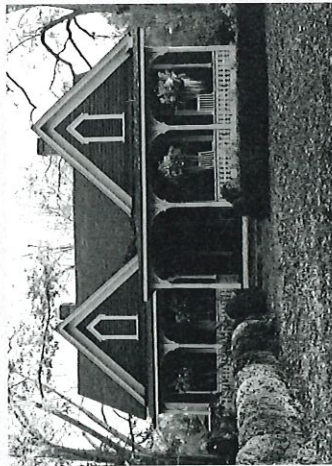
THIS IS YOUR PLAN!

STONECREST COMPREHENSIVE PLAN 2038

Building Community, Culture & Commerce For Now and Into The Future

presented by: Mary Darby. The Collaborative Firm
Chris Montesinos, The Collaborative Firm

Nicole Dozier
Director, Community Development



CHAPTER 1.0 INTRODUCTION

- 1.1 City of Stonecrest
- 1.2 Why Do We Plan?
- 1.3 Comprehensive Plan Framework
- 1.4 Public Outreach and Community Engagement
- 1.5 What Did We Hear?
- 1.6 Community Vision

CHAPTER 2.0 NEEDS AND OPPORTUNITIES

- 2.1 Economic Development
- 2.2 Housing
- 2.3 Natural Resources
- 2.4 Historic Resources
- 2.5 City Services and Facilities
- 2.6 Land Use and Character Areas
- 2.7 Transportation

THIS IS YOUR PLAN!



CHAPTER 3.0 COMPREHENSIVE PLAN ELEMENTS

- 3.1 Population (Demographics)
- 3.2 Economic Development
- 3.3 Housing
- 3.4 Natural Resources
- 3.5 Historic Resources
- 3.6 Communities Services and Facilities
- 3.7 Broadband
- 3.8 Land Use
- 3.9 Transportation

CHAPTER 4.0 COMMUNITY GOALS AND POLICIES

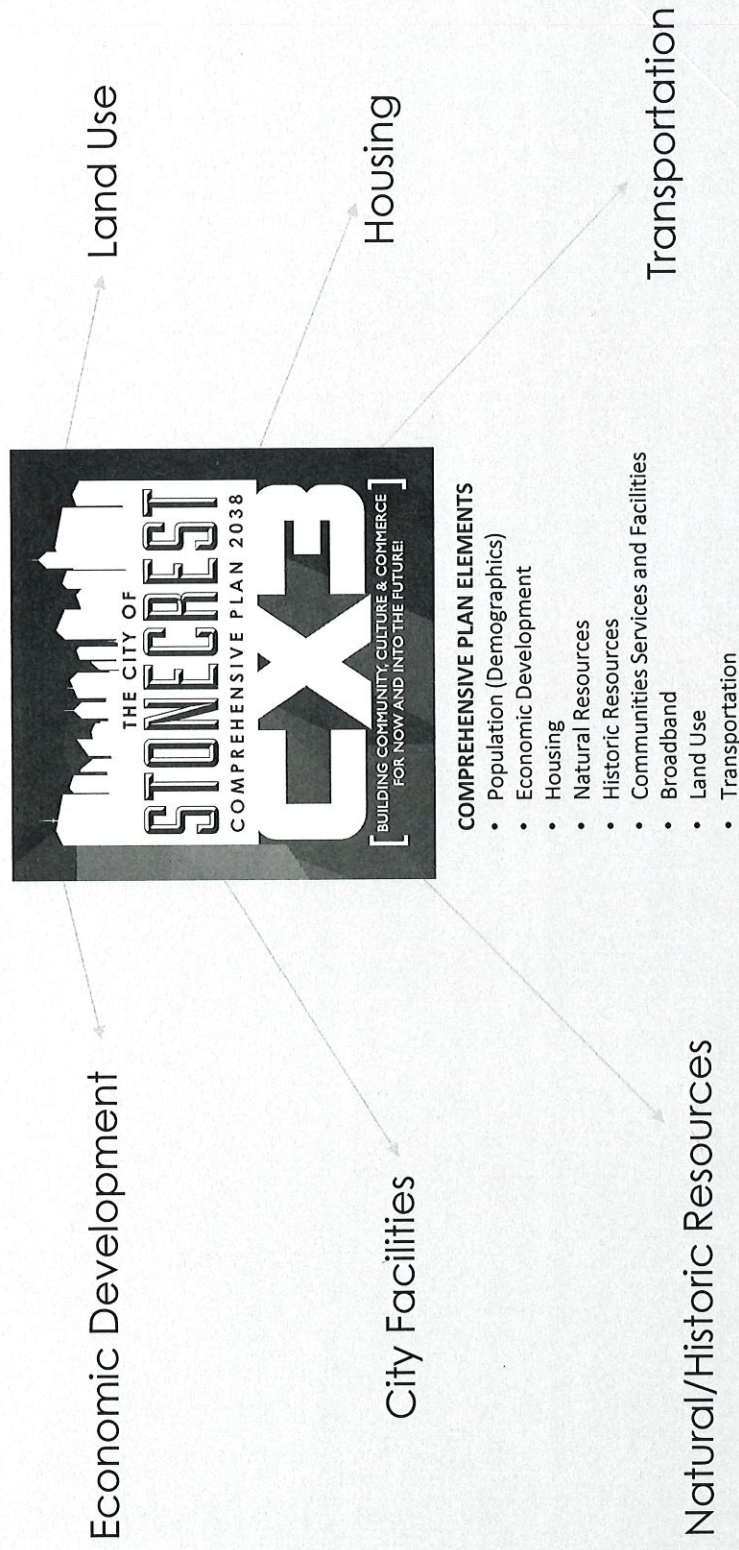
- 4.1 Population
- 4.2 Economic Development
- 4.3 Housing
- 4.4 Natural Resources
- 4.5 Historic Resources
- 4.6 Community Services and Facilities
- 4.7 Land Use
- 4.8 Transportation

CHAPTER 5.0 IMPLEMENTATION STRATEGY

- 5.1 Community Work Program

APPENDIX

Stonecrest Comprehensive Plan 2038 Elements





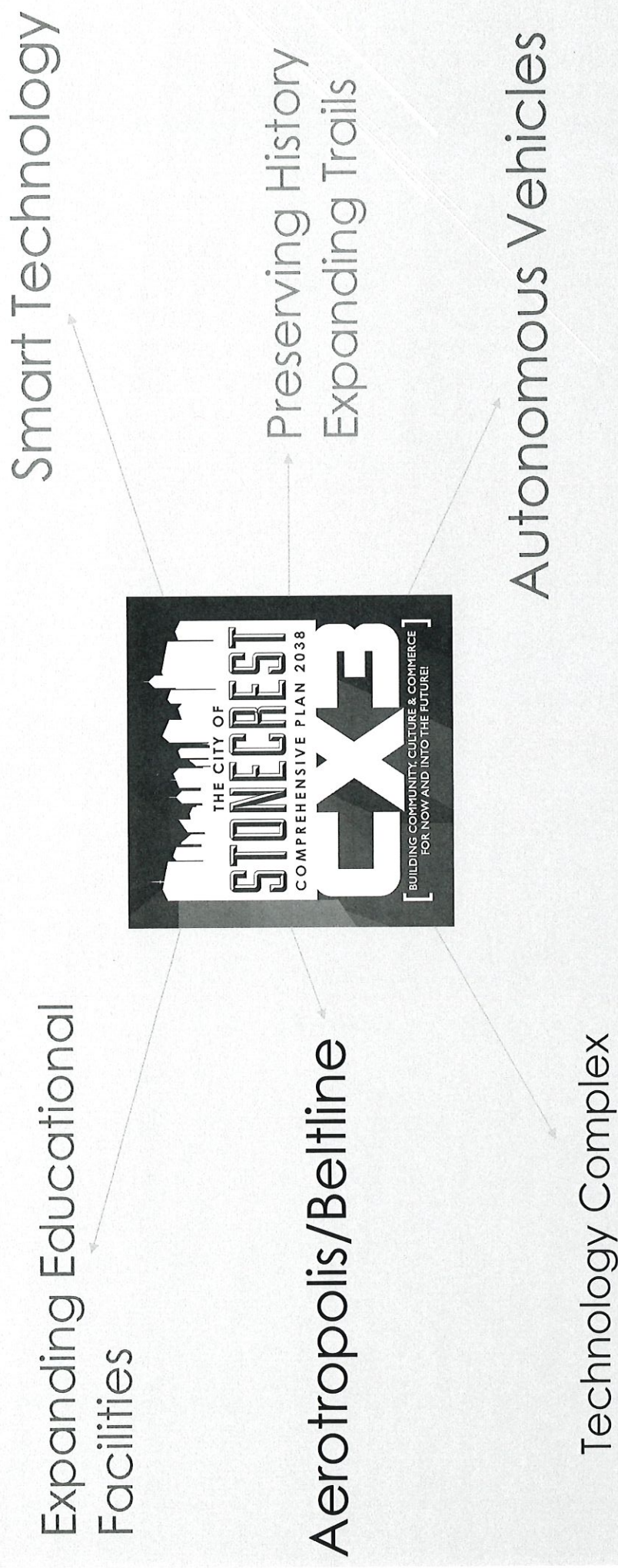
Vision Statement

“The City of Stonecrest is committed to working together to be a world class city, preserving history, valuing beauty, green space, economic stability and growth with a feeling of home.”

“Building Community, Culture & Commerce For Now and Into The Future”

Other Comprehensive Plan 2038 Considerations

“Building Community, Culture & Commerce For Now and Into The Future”

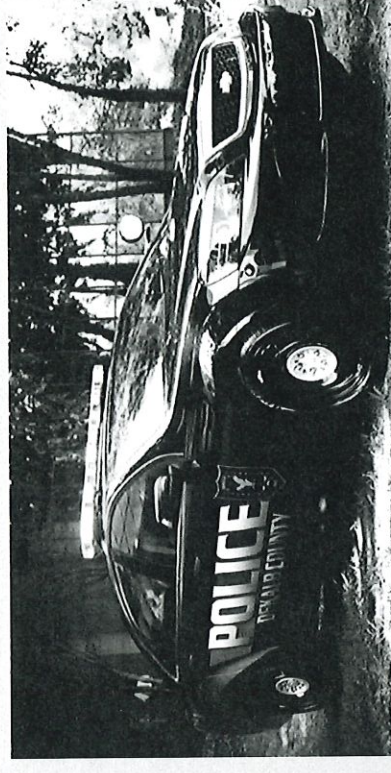
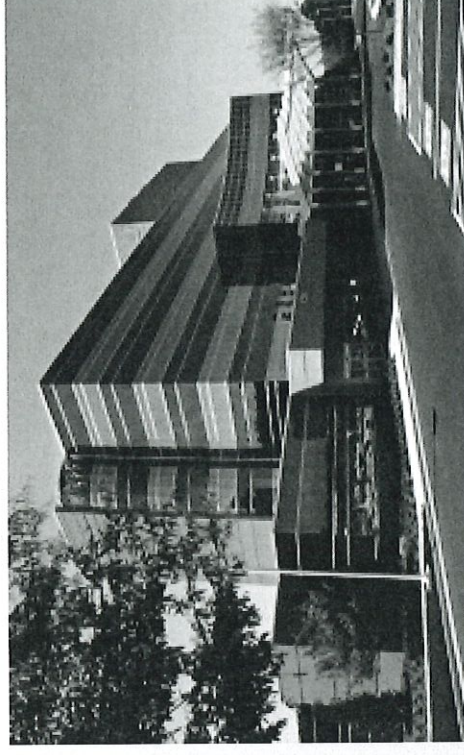


NEEDS & OPPORTUNITIES OF CITY

The Needs and Opportunities lists were compiled from community and stakeholder input and analysis through the Comprehensive Plan process.

- **Needs** are issues that the City of Stonecrest will address within the Comprehensive Plan document, through the implementation of projects listed in the Community Work Program, and other city initiatives.

- **Opportunities** indicate the strengths of the community that the City of Stonecrest will work to build upon also through the implementation of projects listed in the Community Work Program. In contrast to the long-term focus of the Community Goals element, the Needs and Opportunities conveys the relatively short-term imperatives which will require direct attention from the city in the upcoming five years.



THE DATA TELLS US... POPULATION

60% Age 40 and younger
 94% African-American
 Median Income - \$48,724
 69% GED Diploma
 69% Some College or
 Bachelors Degree
 48% Never Married

Income



\$48,724
Median Household Income



\$25,295
Per Capita Income



\$35,774
Median Net Worth

Education



8%
No High School Diploma



23%
High School Graduate



39%
Some College



30%
Bachelor's/Grad/Prof Degree

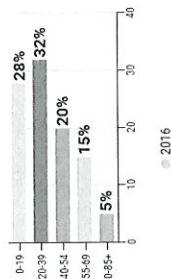


The People of Stonecrest

Gender



Age



THE DATA TELLS US... ECONOMIC DEVELOPMENT

49% Service Sector Employment

12% Retail Trade

10% Transportation and Utilities

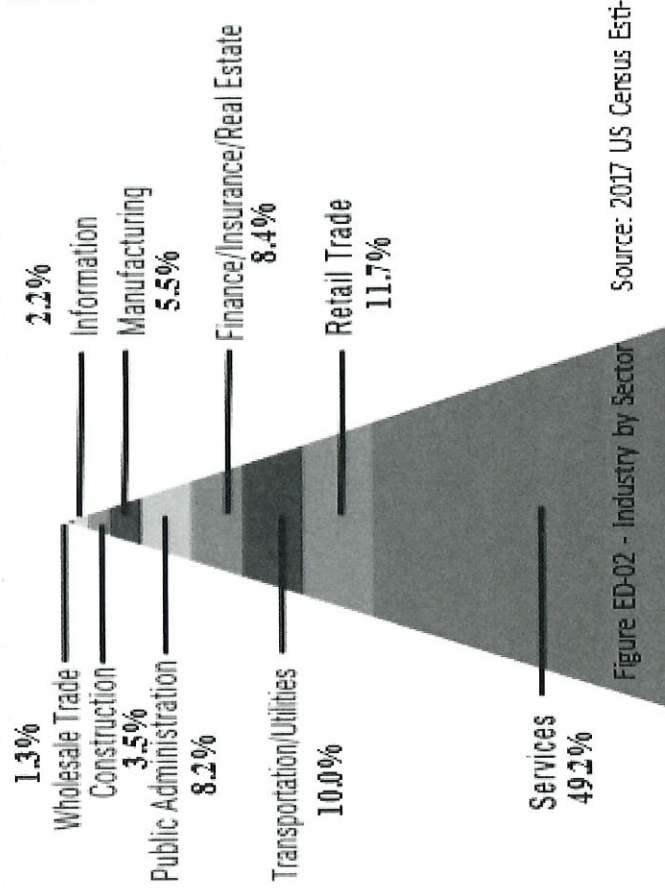
White Collar 62.7%

Management/Business/Financial 13.9%

Professional 20.2%

Sales 7.9%

Administrative Support 20.7%



INDUSTRY SECTORS

Figure ED-02 - Industry by Sector

Source: 2017 US Census Estimates.

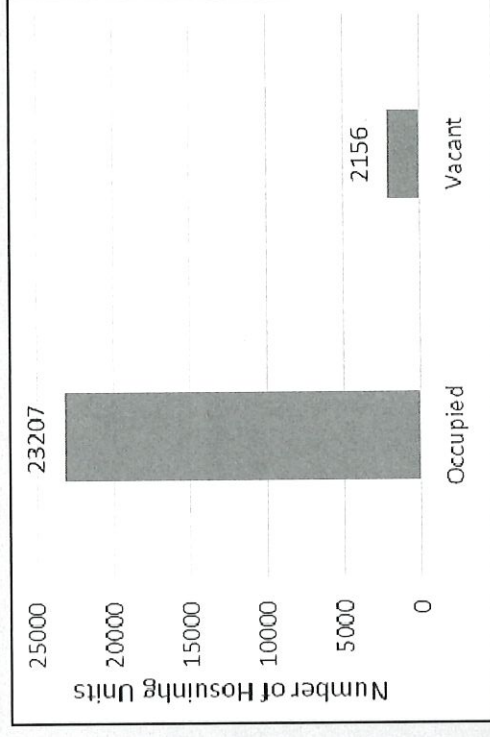
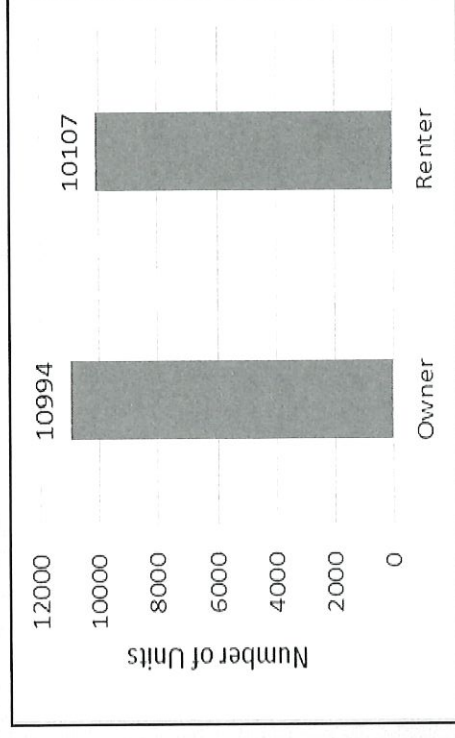
THE DATA TELLS US.... HOUSING

57% of homes are less than 20 years old.

The ration between owner- and renter-occupied households is fairly even –

52/48%

- ▶ Housing vacancy is an issue at 12%
- ▶ 33.4% of households are Cost Burdened – spending more than 30% monthly income on housing expenses.

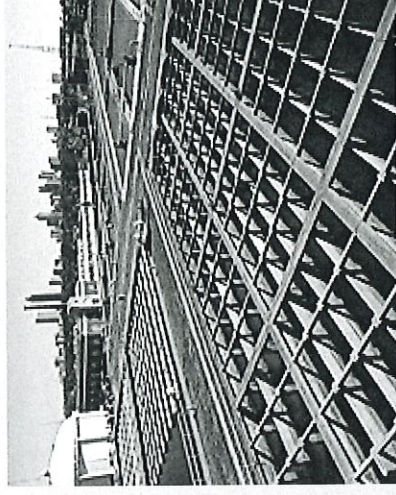


THE DATA TELLS US... NATURAL RESOURCES

Stonecrest drinking water supply comes from the Chattahoochee River.

▶ Stonecrest lies within the Ocmulgee River Basin – Waters in the city flow into the Atlantic Ocean.

▶ The Davidson-Arabia Mountain Nature Preserve includes 2,550 acres of unspoiled habitat.



Dekalb County Water Reclamation Plant

Water Infrastructure

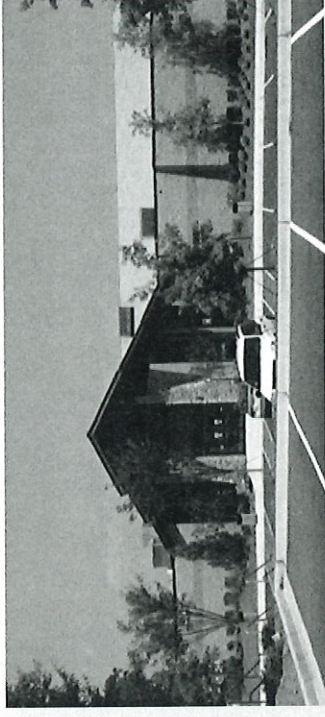
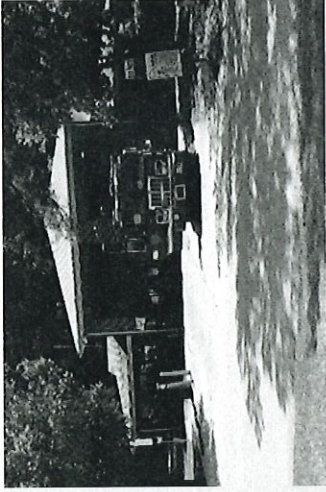
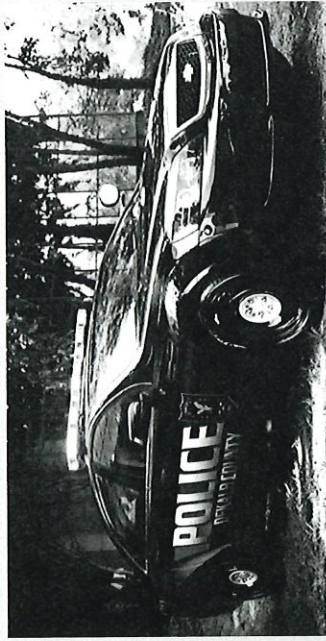
Water supply is not just where our water comes from, but also how it gets from those sources to our homes and businesses

THE DATA TELLS US... HISTORIC RESOURCES

- ▶ Lyon Farm (1850s)
- ▶ Evans Mill Ruins
- ▶ Klondike National Register Historic District
- ▶ Vaughters' Farm
- ▶ Flat Rock Community
- ▶ Arabia Mountain National Heritage Area – one of only in 49 in the country.



THE DATA TELLS US... CITY SERVICES AND FACILITIES



- Public Safety, Fire Protection, Libraries, Schools, Water, Sewer, and Stormwater are all handled through an Intergovernmental Agreement with DeKalb County.

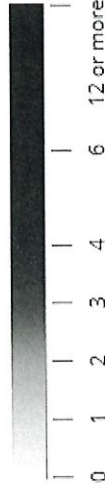
THE DATA TELLS US... BROADBAND

The Broadband Element is a new Comp Plan requirement of the Georgia Department of Community Affairs. 99.9% of Stonecrest is covered by broadband and high-speed internet – the other 0.1 % is located in the industrial quarry area on the north side of the city. Broadband access is not an issue in Stonecrest.

DeKalb County, GA

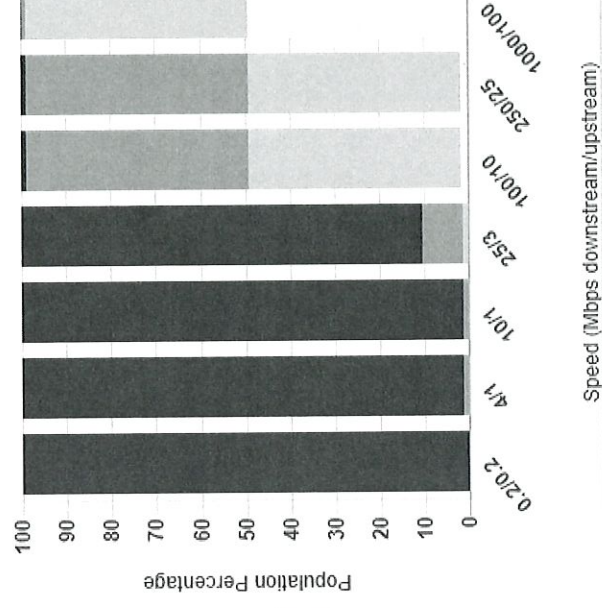


Number of Fixed Residential Broadband Providers



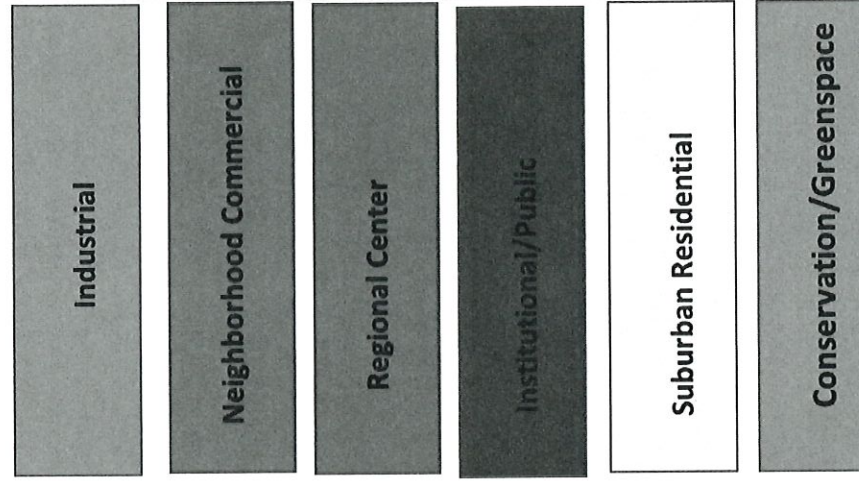
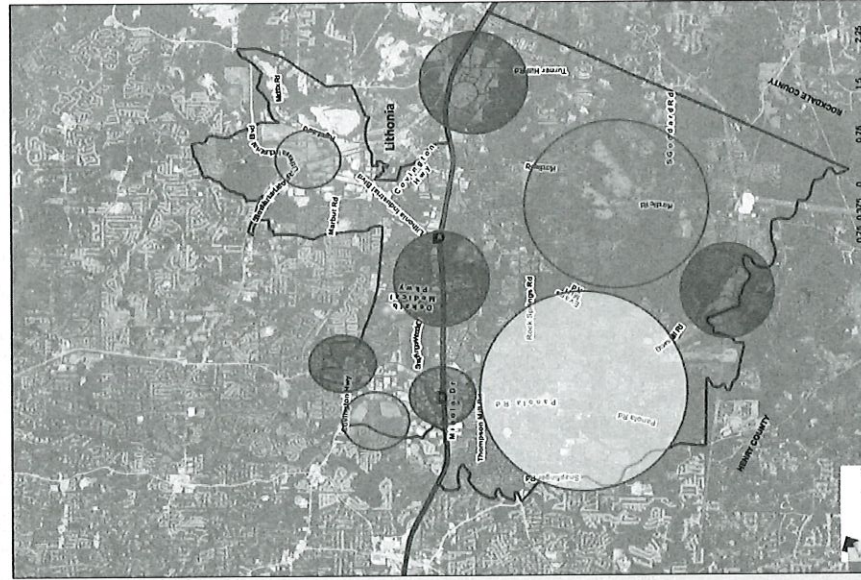
Broadband

Technology ADSL, Cable, Fiber, Fixed Wireless, Satellite, Other
Speed ≥ 25/3 Mbps
Date June 2017 (latest public release)



Fixed Broadband Deployment Map

THE DATA TELLS US... LAND USE

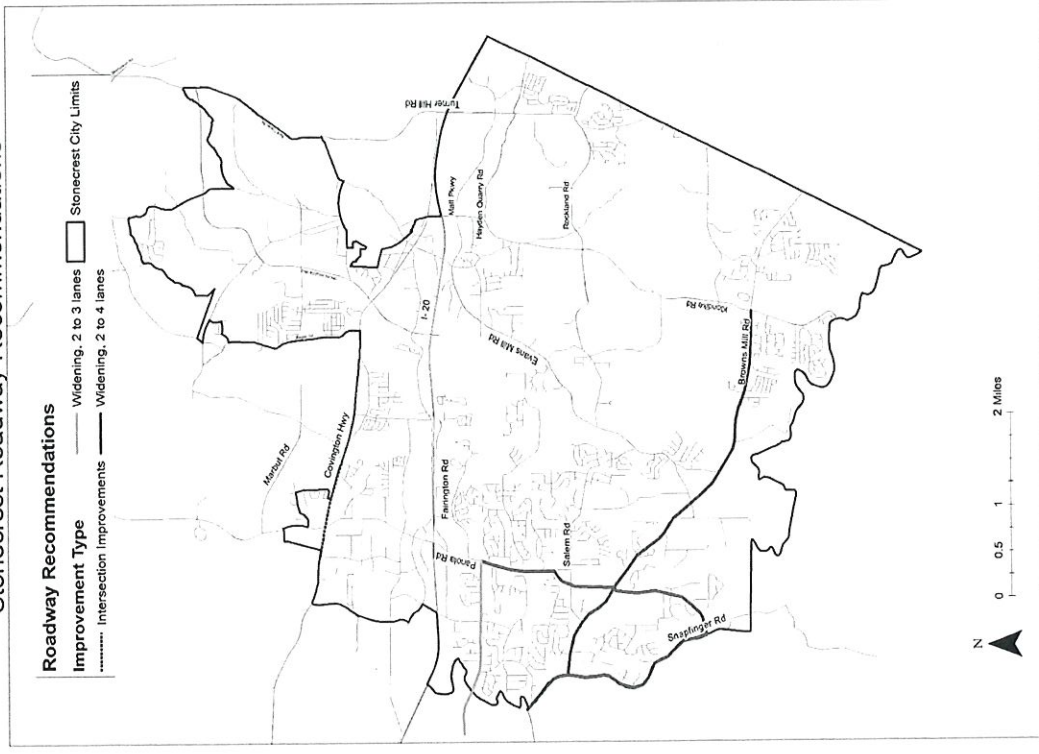


11 Character Area Categories

- Conservation/Open Space
- Institutional
- Urban Neighborhood
- Suburban Neighborhood
- Rural Neighborhood
- Regional Center
- City Center
- Neighborhood Center
- Office/Professional
- Heavy Industrial
- Light Industrial

The Transportation Element included analysis of a proposed MARTA rail extension, the I-20 East TOD Strategic Plan, and data gathered for the Stonecrest Livable Centers Initiative Study.

- ## Stonecrest Roadway Recommendations



GOALS AND POLICIES

- Articulates a long-term strategy for creating the set of conditions judged, by the community
- Guides local day-to-day decision-making for five, ten, even twenty years into the future
- Developed through a public process of involving community leaders and other stakeholders
- Implemented in the Community Work Program



== Welcome to Our New City ==

stonecrestga.gov



COMMUNITY WORK PROGRAM

City of Stonecrest Comprehensive Plan 2038



5.0 Community Work Program 2019-2023

The Community Work Program lists all of the projects that the City of Stonecrest will undertake in the next five years to implement the Comprehensive Plan. The Community Work Program projects are meant to address the Needs and Opportunities raised by community stakeholders throughout the Comprehensive Plan process. These projects are the implementation strategies for the Community's Goals and Policies or, in more simple terms, this is the City of Stonecrest's "To Do List". The list is divided by subject area.

Quality of Life

ID	Description of Activity	Timeframe (x)					Department	Estimated Cost	Potential Funding Source
		2019	2020	2021	2022	2023			
Q 1	Promote opportunities for community involvement on boards and commissions by creating an application process	X					Community Development, Community Affairs	TBD	General Fund
Q 2	Enhance the City's communication with the public by holding public forums to learn about government services	X	X	X	X	X	City Manager, Department Heads	TBD	General Fund
Q 3	Establish an annual City Magazine	X	X	X	X	X	Communications	TBD	General Fund/Ad Sales
Q 4	Create and implement a public art program	X	X	X	X	X	Parks and Recreation, Community Affairs	TBD	General Fund
Q 5	Create an information dashboard	X					Geographic Information System	TBD	General Fund
Q 6	Host community health fair and Farmers Market	X					Community Affairs	TBD	General Fund

Building Community, Culture & Commerce For Now and into The Future!

REMAINING PROJECT SCHEDULE

12/05/18	City Council Work Session - held
12/05/18	Steering Committee Meeting - held
12/19/18	Planning Commission Meeting – presentation on draft plan
01/02/19	City Council Meeting – presentation on draft plan
01/07/19	Open House/Public Hearing – 4:00-7:00 p.m. at City of Stonecrest
01/14/19	Called City Council Meeting – to vote on plan submission to ARC/DCA for review
01/21/19	Submit Plan to DCA/ARC for Review and Approval
02/18/19	City Council Meeting – to vote on plan
02/28/19	Deadline date for Stonecrest Comp Plan 2038 adoption

THANK YOU!

For Building Community, Culture & Commerce For Now and Into The Future



The Collaborative Firm, LLC

Architectural, Planning, Engineering & Construction

**AVAILABLE FOR REVIEW AT CITY HALL
(Not Included)**

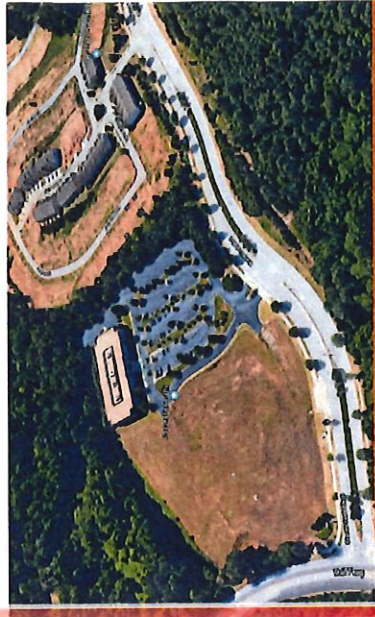
ATTACHMENT 2

Binder

**DRAFT
City of Stonecrest
Comprehensive Plan 2038**

Attachment 2
(Res'd. 12-19-18)

DRAFT City of Stonecrest COMPREHENSIVE PLAN 2038



ATTACHMENT 3

Handout

Submitted by

Bernard Knight
Attorney At Law

DEED BOOK 24029 Pg 158, Filed and Recorded: 9/18/2013 4:31:51 PM.

STATE OF GEORGIA, COUNTY OF ROCKDALE, QUITCLAIM DEED made the 24th day of September 2009, between **DEKALB COUNTY, GEORGIA...and Daniel H. Kelly, James W. Kelly aka James W. Kelly, Jr., and Judy L Kelly.**



24029 Pg 158

Filed and Recorded:

9/18/2013 4:31:51 PM

Debra DeBerry

Clerk of Superior Court
DeKalb County, Georgia

Real Estate Transfer Tax \$11.00

Return recorded document to:
Maddox, Nix, Bowman & Zoeckler
A Professional Corporation
945 Bank Street
Conyers, GA 30012

**STATE OF GEORGIA
COUNTY OF ROCKDALE**

QUITCLAIM DEED

THIS INDENTURE, made the 24th day of Sept., 2009, between
DEKALB COUNTY, GEORGIA, a political subdivision of the State of Georgia, as
party of the first part, hereinafter called Grantor, and **DANIEL H. KELLY, JAMES W.
KELLY aka JAMES W. KELLY, JR., and JUDY L. KELLY**, as parties of the second
part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their
respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration TEN DOLLARS (\$10.00)
and other valuable consideration in hand paid at and before the sealing and delivery of
these presents, the receipt whereof is hereby acknowledged, by these presents does hereby
remise, convey and forever QUITCLAIM unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 132 AND 133 OF
THE 16TH DISTRICT, DEKALB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS: BEGIN AT A POINT LOCATED IN OR NEAR THE CENTERLINE
OF COFFEE ROAD, SAID POINT BEING THE POINT OF BEGINNING, AND ALSO BEING
LOCATED SOUTH 61 DEGREES 42 MINUTES 12 SECONDS WEST 2556.37 FEET FROM THE
INTERSECTION OF THE CENTERLINE OF COFFEE ROAD AND ROGERS LAKE ROAD;
THENCE RUNNING ALONG A CURVE AN ARC DISTANCE OF 15.16 FEET, SAID ARC BEING
SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62 DEGREES 06 MINUTES
25 SECONDS EAST 15.12 FEET; THENCE SOUTH 35 DEGREES 07 MINUTES 54 SECONDS
WEST 202.79 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 173.40
FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16
DEGREES 32 MINUTES 37 SECONDS WEST 172.59 FEET; THENCE ALONG A CURVE AN
ARC DISTANCE OF 148.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING
AND DISTANCE OF SOUTH 09 DEGREES 24 MINUTES 12 SECONDS WEST 147.83 FEET;
THENCE ALONG A CURVE AN ARC DISTANCE OF 172.72 FEET, SAID ARC BEING
SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 23 MINUTES
06 SECONDS WEST 172.50 FEET; THENCE SOUTH 05 DEGREES 30 MINUTES 47 SECONDS
WEST 311.0 FEET TO A POINT; THENCE SOUTH 07 DEGREES 44 MINUTES 29 SECONDS
WEST 96.33 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 163.18

Deed
24th
Sept.
24029
158-161

FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 00 MINUTES 42 SECONDS WEST 162.84 FEET; THENCE ALONG A CURVE AN ARC DISTANCE OF 219.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 42 MINUTES 56 SECONDS WEST 219.50 FEET; THENCE SOUTH 01 DEGREES 37 MINUTES 54 SECONDS WEST 228.05 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 330.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 09 MINUTES 20 SECONDS WEST 329.99 FEET; THENCE SOUTH 06 DEGREES 05 MINUTES 37 SECONDS WEST 125.13 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 172.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 36 MINUTES 06 SECONDS WEST 171.66 FEET; THENCE ALONG A CURVE AN ARC DISTANCE OF 88.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23 DEGREES 49 MINUTES 32 SECONDS WEST 88.72 FEET; THENCE ALONG A CURVE AN ARC DISTANCE OF 63.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 01 MINUTES 08 SECONDS WEST 61.46 FEET; THENCE ALONG A CURVE AN ARC DISTANCE OF 174.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87 DEGREES 19 MINUTES 16 SECONDS WEST 174.11 FEET TO A POINT; THENCE NORTH 84 DEGREES 01 MINUTES 38 SECONDS WEST 81.83 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 64.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 14 MINUTES 55 SECONDS WEST 64.00 FEET TO A POINT LOCATED ON THE EAST 110 FOOT RIGHT OF WAY OF THE CXS RAILROAD; THENCE ALONG SAID R/W NORTH 38 DEGREES 36 MINUTES 34 SECONDS WEST 37.10 FEET TO A POINT; THENCE LEAVING SAID RAILROAD R/W AND RUNNING NORTH 87 DEGREES 25 MINUTES 03 SECONDS EAST 21.47 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 69.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 13 MINUTES 46 SECONDS EAST 68.51 FEET TO A POINT; THENCE SOUTH 84 DEGREES 01 MINUTES 38 SECONDS EAST 83.05 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 162.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87 DEGREES 15 MINUTES 31 SECONDS EAST 167.30 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 35.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 49 MINUTES 59 SECONDS EAST 32.89 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 83.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 46 MINUTES 41 SECONDS EAST 85.79 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 163.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 41 MINUTES 10 SECONDS EAST 164.62 FEET TO A POINT; THENCE NORTH 06 DEGREES 05 MINUTES 37 SECONDS EAST 122.71 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 327.89 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 09 MINUTES 20 SECONDS EAST 328.82 FEET; THENCE NORTH 01 DEGREES 37 MINUTES 54 SECONDS EAST 228.72 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 215.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00 DEGREES 44 MINUTES 08 SECONDS EAST 215.84 FEET; THENCE ALONG A CURVE AN ARC DISTANCE OF 172.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND



DISTANCE OF NORTH 02 DEGREES 00 MINUTES 58 SECONDS EAST 169.06 FEET; THENCE NORTH 07 DEGREES 44 MINUTES 29 SECONDS EAST 95.58 FEET TO A POINT; THENCE NORTH 05 DEGREES 31 MINUTES 00 SECONDS EAST 311.35 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 178.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 23 MINUTES 06 SECONDS EAST 177.80 FEET; THENCE ALONG A CURVE AN ARC DISTANCE OF 141.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 20 MINUTES 10 SECONDS EAST 140.77 FEET; THENCE RUNNING ALONG A CURVE AN ARC DISTANCE OF 186.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16 DEGREES 35 MINUTES 46 SECONDS EAST 186.69 FEET; THENCE NORTH 35 DEGREES 07 MINUTES 54 SECONDS EAST 204.90 FEET TO A POINT; THENCE ALONG A CURVE AN ARC DISTANCE OF 15.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47 DEGREES 37 MINUTES 46 SECONDS EAST 15.12 FEET TO THE POINT OF BEGINNING. SAID PROPERTY CONTAINING 84,773.07 SQUARE FEET/1.946 ACRES, AS SHOWN ON RIGHT OF WAY ABANDONMENT SURVEY PREPARED FOR DANIEL H. KELLY BY EAST METRO LAND DEVELOPMENT CONSULTANTS, INC., GA RLS 1081, DATED JANUARY 9, 2009, A COPY OF WHICH IS ATTACHED HERETO AS EXHIBIT "A" AND BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF.

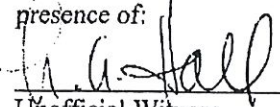
TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

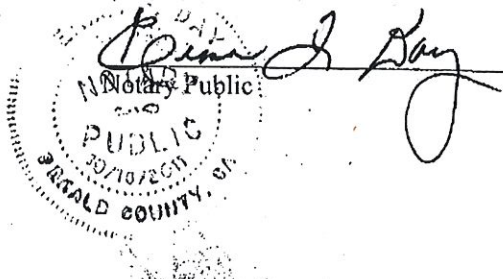
IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

DEKALB COUNTY, GEORGIA
a political subdivision of the State
of Georgia

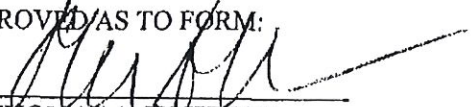
By:  (SEAL)
Burrell Ellis, Chief Executive Officer

Signed, sealed and delivered in the
presence of:


Unofficial Witness



APPROVED AS TO FORM:

By: 
THOMAS A. BOWMAN
Counsel for DeKalb County
DeKalb County, Georgia



