

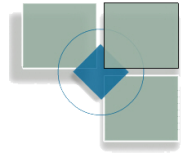


DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov



Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: July 8, 2021
Board of Commissioners Hearing Date: July 29, 2021

STAFF ANALYSIS

Case No.: SLUP-21-1244895 **Agenda #:** N5

Location/Address: The west side of Candler Road at 2445 Candler Road in Decatur, Georgia. **Commission District:** 3
Super District: 6

Parcel ID: 15-137-03-028

Request: For a Special Land Use Permit (SLUP) to allow a transitional housing facility for up to 12 residents within Tier 2 of the I-20 Corridor Compatible Use Overlay District and the MR-2 (Medium Density Residential-2) District

Property Owner: Human Learning Systems, LLC.

Applicant/Agent: Benji Williams

Acreage: 0.3 acres

Existing Land Use: Vacant building

Surrounding Properties: Multi-family apartments (Whispering Pines Apartments) to the west; medical office buildings to the north; vacant building and Circle K convenience store/gas station to the south; and a motel (Discover Inn), Chevron convenience store/gas station, and CVS pharmacy to the east across Candler Road.

Adjacent Zoning: **North:** Tier 2/C-1 **South:** Tier 2/C-1 **East:** Tier 2/C-1 **West:** Tier 2/MR-2

Comprehensive Plan: CRC (Comm. Redev. Corridor) **Consistent** **Inconsistent**

Proposed Density: NA **Existing Density:** NA
Proposed Units/Square Ft.: Transitional Housing Facility for up to 12 residents in existing building. **Existing Units/Square Feet:** 2,500 s.f. vacant building
Proposed Lot Coverage: NA **Existing Lot Coverage:** NA

Staff Recommendation: APPROVAL WITH CONDITIONS

The proposed request for a transitional housing facility to locate within an existing medical office building is required to obtain a Special Land Use Permit (SLUP) since the property falls within a medium density residential district (MR-2 Medium Density Residential). The subject property has frontage along and access to a four-lane major arterial

(Candler Road). Based on the submitted information, the request is consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) character area to focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor (CRC policy # 18). It appears that the request is consistent with the commercial and office uses to the north, east, and south including convenience stores/gas stations, a CVS drug store, medical office buildings, and a motel, and is appropriate along a major arterial road located only .3 miles (1,858 feet) from Interstate 20. The mature trees along the west property line should continue to provide an appropriate visual screen for the adjacent multi-family apartments to the west. Based on the submitted information, it appears that the request is in compliance with the Supplemental Regulations relating to Transitional Housing Facilities. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be “Approved” with the following conditions:

1. Use limited to transitional housing facility within the existing building for up to 12 residents. No other land use shall occupy the property. Building shall not be expanded.
2. All refuse areas shall be completely screened from view of the Candler Road right-of-way and pedestrian areas.
3. Should a new sign be constructed, it shall be a monument style ground sign consistent with the I-20 Overlay District Regulations.
4. Prior to issuance of a Certificate of Occupancy, applicant shall provide documentation that there is compliance with all applicable DeKalb County building, housing, and fire codes, including maximum occupancy requirements, and shall fully comply with O.C.G.A., §§ 30-3-1, et seq.
5. The loss of any state license or permit shall result in an automatic revocation of that county issued permit or license.
6. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
7. This SLUP shall be issued to Benji Williams and shall not be transferable.

ZONING HISTORY

The subject property has been zoned MR-2 (Medium Density Residential) since the adoption of the *Zoning Ordinance* on September 1, 2015. The property has been zoned Tier 2, I-20 Overlay District since the adoption of the Interstate 20 Overlay District on January 8, 2008.

PROJECT ANALYSIS

The subject property comprises 0.3 acres and contains a vacant building that was previously used as a dentist office.

The property currently has frontage and one curb cut along Candler Road (a four-lane major arterial road) with sidewalks, curb, and gutter and a center turn-lane. The applicant is proposing to use the existing building as a Transitional Housing Facility for up to 12 residents.

Supplemental Requirements: The proposed request appears to comply with the following Transitional Housing Facility Supplemental Regulations of the Zoning Ordinance based on the submitted information. Section 27-4.2.48 requires the following for Transitional Housing Facilities:

- A. **No shelter for homeless or battered persons and no transitional housing facility shall be designed to exceed a capacity of twenty (20) persons, unless accessory to a place of worship.** *Based on the submitted information, the proposed facility will accommodate no more than 12 residents.*
- B. **Prior to issuance of any approvals for operation of a shelter for homeless or battered person or transitional housing facility, the applicant for such approval shall disclose, in writing, the capacity and floor plan of the facility.** *The applicant has submitted a floor plan of the facility. A recommended condition of approval by the Planning Department will require that the applicant provide documentation regarding compliance with maximum occupancy requirements of county building and fire codes prior to the issuance of a certificate of occupancy.*
- C. **Such shelters shall comply with all applicable DeKalb County building, housing, and fire codes and shall fully comply with O.C.G.A., §§ 30-3-1, et seq. before a certificate of occupancy can be issued. The loss of any state license or permit shall result in an automatic revocation of that county issued permit or license.** *Based on the submitted information there would be in compliance. Additionally, the Planning Department is requiring this as a recommended condition of approval.*
- D. **There shall be no use on the property other than the shelter, unless accessory to place of worship.** *Based on the submitted information there is compliance. Additionally, the Planning Department is requiring this as a recommended condition of approval.*
- E. **No new shelter or transitional housing facility shall be located within one thousand (1,000) feet of an existing shelter or transitional housing facility.** *Based on the submitted information, the applicant has indicated there is compliance. Additionally, based on a search of county Hansen records and using the measurement tool on the county GIS map, there are no licensed transitional housing facilities within 1000 feet of the subject property.*
- F. **Shelters for homeless or battered persons and transitional housing facilities may apply for an FHA Accommodation Variance as provided for in Section 7.5.9 if the residents would constitute disabled persons under the FHA.** N/A

LAND USE AND ZONING ANALYSIS

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. **Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

Based on the submitted site plan and information, as well as field investigation of the project site, it appears that the size of the site is adequate for the use contemplated since the proposed transitional housing facility will be located within the existing building and there are no proposed modifications to the existing building or project site. The *Zoning Ordinance* does not require a minimum lot size for institutional uses in the MR-2 district, and the

site contains 0.3 acres. The *I-20 Overlay District* does not require a front building setback. The required side yard building setback is ten (10) feet, and the existing building complies since it is located eleven (11) feet (estimated) from the side property line. The *I-20 Overlay District* requires a rear building setback of ten (10) feet, and the existing building complies since it is located 28 feet (estimated) from the rear property line. The *Zoning Ordinance* requires a minimum of three (3) parking spaces for the proposed transitional housing land use (1 parking space for every 4 beds; 12 beds divided by 4 = 3 parking spaces), and the existing site complies since there are six (6) striped parking spaces in front of the existing building.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:

Based on the submitted site plan and information, it appears that the request is consistent with the commercial and office uses to the north, east, and south including convenience stores/gas stations, a CVS drug store, medical office buildings, and a motel. The subject property is appropriately sited along a major arterial road. The mature trees along the western property line should continue to provide an appropriate visual screen for the adjacent multi-family apartments to the west.

C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:

Based on the submitted information, it appears that public transportation facilities are generally adequate to service the use contemplated since the site has frontage along and access to a major arterial road (Candler Road). Since the proposed land use will serve adult clients, there will be no adverse impacts on the county school system. The applicant will need to obtain a sewer capacity letter from the Department of Watershed Management to verify if sewer capacity is adequate.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:

Based on the submitted site plan and information, as well as field investigation of the project site, the public street on which the proposed use is to be located appears to be generally adequate since the proposed transitional housing facility will be located in an existing building and will have access to a major arterial road (Candler Road) that is .3 miles (1,858 feet) from Interstate 20.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the existing land uses located along access routes to the site would be adversely affected by the volume of traffic generated by the proposed use. The proposed use is limited to a maximum of twelve (12) residents, will be located in an existing building, and has access to a major arterial road (Candler Road) which is located only .3 miles (1,858 feet) from Interstate 20.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:

Based on the submitted site plan, as well as field investigation of the project site, it appears that ingress and egress to the subject property is adequate. The existing 15 foot wide private drive (estimated) along the south side of the building complies with the minimum 11-foot driveway aisle width for parking lots. There are existing sidewalks along the site's Candler Road frontage which provide pedestrian access to other buildings, structures, and uses.

No comments have been received from reviewing agencies that indicate there are ingress/egress or safety issues with changing the proposed use of the existing building to a transitional housing facility.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

Based on submitted site plan and information, and field investigation of the project site, no external impacts are anticipated. It appears that the request is consistent with the commercial and office uses to the north, east, and south including convenience stores/gas stations, a CVS drug store, medical office buildings, and a motel, and is appropriate long a major arterial road. The mature trees along the west property line should continue to provide an appropriate visual screen for the adjacent multi-family apartments to the west.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

Based on the submitted information, it does not appear that the proposed use would create adverse impacts on adjoining land uses by reason of hours of operation. This is a low impact residential health facility on a commercial corridor.

I. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use:

See criteria "H".

J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

See criterial "A".

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Based on the submitted information, it appears that the request is consistent with the polices and strategies of the Commercial Redevelopment Corridor (CRC) character area to focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor (CRC policy # 18).

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

No transitional buffers are required since the site is currently zoned Tier 2/MR-2 and abuts MR-2 (multi-family) and commercial (C-1) zoned properties. The mature trees along the west property line should continue to provide an appropriate visual screen for the adjacent multi-family apartments to the west.

M. Whether or not there is adequate provision of refuse and service areas:

Based on the submitted information, ample refuse and service areas will be provided behind the existing building.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

This is a permanent development and should not be limited in duration.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

Since the proposed use will be located within an existing one-story building, there will be no impacts on the size, scale, and massing of adjacent and nearby buildings.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

Based on the submitted information, it appears that the proposed use satisfies the Supplemental Regulations for Transitional Housing Facilities (see "Supplemental Regulations" under the "Project Analysis" section of the report for additional clarification).

R. Whether or not the proposed building as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

Since the proposed use will be located within an existing one-story building, there should be no negative shadow impacts on any adjoining lot or building.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

See criterion K.

Planning and Sustainability Department Recommendation: APPROVAL WITH CONDITIONS

Attachments:

1. Public Works Department Comments
 - a. Land Development Division
 - b. Traffic Engineering Division
2. Watershed Management Department Comments
3. Board of Health Comments
4. Board of Education Comments
5. Application
6. Site Plan
7. Zoning Map
8. Aerial Photograph
9. Photographs



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-21-1244895

Parcel I.D. #: 15-137-03-028

Address: 2445 Candler Road

Decatur, Georgia

WATER:

Size of existing water main: 8" CI and 24" DI Water Main (adequate/inadequate)

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Dolittle Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 332 feet Southwest of property

Water Treatment Facility: Snapfinger WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

No SCR submitted. Dry weather capacity restriction possible in this area.

W Taylor

Signature: *Carlo B*

Zoning Comments

N1 & N2 (Z-21-1244885 & SLUP-21-1244886) - North Druid Hills is classified as a major arterial. Required to add a left turn lane onto Birch. Drive on North Druid Hills limited to Right in/right out only. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Requires 10 foot landscape strip, bike lanes and 6 foot sidewalks or 10 foot multiuse path (preferred), street lighting on back of sidewalk. Right of way dedication of 50 feet from centerline or such that all public infrastructure is within county right of way, whichever greater. Birch Road is classified as a local street. Requires a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Due to the proximity of the mall, potential for redevelopment and connectivity the residential areas- a 10 foot multiuse trail to be included in the sight design along Birch. Requires a 6 foot landscape strip. Streetlights required on back of path.

N3. (Z-21-1244892) Flakes Mill Road is classified as a minor arterial. Access point on Flakes Mill Road must meet intersection sight distance prior to permitting and verified prior to occupancy by the engineer of record. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Requires 10 foot landscape strip, bike lanes and 6 foot sidewalks or 10 foot multiuse path (preferred), street lighting on back of sidewalk. Right of way dedication of 40 feet from centerline or such that all public infrastructure is within county right of way, whichever greater. New residential streets will be local with a right of way of 55 feet, 24 feet of pavement, curb and gutter, 6 foot landscape strip, a 6 foot sidewalk, street lighting required behind sidewalk.

N4. (Z-21-1244893) Norman Road is classified as a collector road. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Requires 10 foot landscape strip, bike lanes and 6 foot sidewalks or 10 foot multiuse path (preferred), street lighting on back of sidewalk. Right of way dedication of 35 feet from centerline or such that all public infrastructure is within county right of way, whichever greater. New residential streets will be local with a right of way of 55 feet, 24 feet of pavement, curb and gutter, 6 foot landscape strip, a 6 foot sidewalk, street lighting required on back of sidewalk. Continue at least 2 traffic calming features (splitter islands) similar to the ones installed in the City of Clarkton along frontage.

N5. (SLUP-21-1244895) No comment

N6. (SLUP-21-1244899) No comment

**Board of Health**

06/21/2021

To: Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



Board of Health

- N.1 Z-21-1244885 2021-2678/18-100-04-019
District 02 Super District 06
3795 North Druid Hills Road, Decatur, GA 30033
Acres: 1.04
- Please review general comments.
 - NS to C-1
- N.2 SLUP-21-1244886 2021-2638/18-100-04-019
District 02 Super District 06
3795 North Druid Hills Road, Decatur, GA 30033
Acres: 1.04
- Please review general comments.
 - SLUP to allow drive through facility through in Town Center Character area.
- N.3 Z-21-1244892 2021-2640/12-253-03-002
District 03 Super District 07
5035 Flakes Mills Road, Ellenwood, GA 30294
Acres: 27
- Septic system installed on several surrounding properties in the past.
 - Please review general comments.
 - R-100 to R-60
- N.4 Z-21-1244893 2021-2641/18-095-03-005, 18-095-03-006, 18-095-03-008, 18-095-03-009, 18-095-03-090, 18-095-03-094
District 04 Super District 06
3943 Norman Road, Stone Mountain, GA 30083
Acres: 35
- Septic system installed on several surrounding properties in the past.
 - Please review general comments.
 - R-85 to RSM
- N.5 SLUP-21-1244895 2021-2641/15-137-03-028
District 03 Super Districts 06
2445 Candler Road, Decatur, GA 30032
Acres: 0.3
- Dental Building at time septic installed on 12/4/1962.
 - Please review general comments.
 - SLUP to Housing Facility



Board of Health

N.6 SLUP-21-1244899 2021/2643/15-084-05-068
District 03 Super District 06
3008 Rollingwood Lane, Atlanta, GA 30316
Acres: 0.35
- Septic system installed 8/19/1960.
- Please review general comments.

N.7 TA-21-1244945 2021-2644
Districts 03 & 05 Super District 07
- Please review general comments.

N.8 TA-21-1244999 2021-2645
Districts 03 & 05 Super District 07
- Please review general comments.



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-21-1244895 Parcel I.D. #: 15-137-03-026

Address: 2445
Candler Rd
Decatur GA

Adjacent Roadway (s):

(classification) (classification)

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

Please provide additional information relating to the following statement.

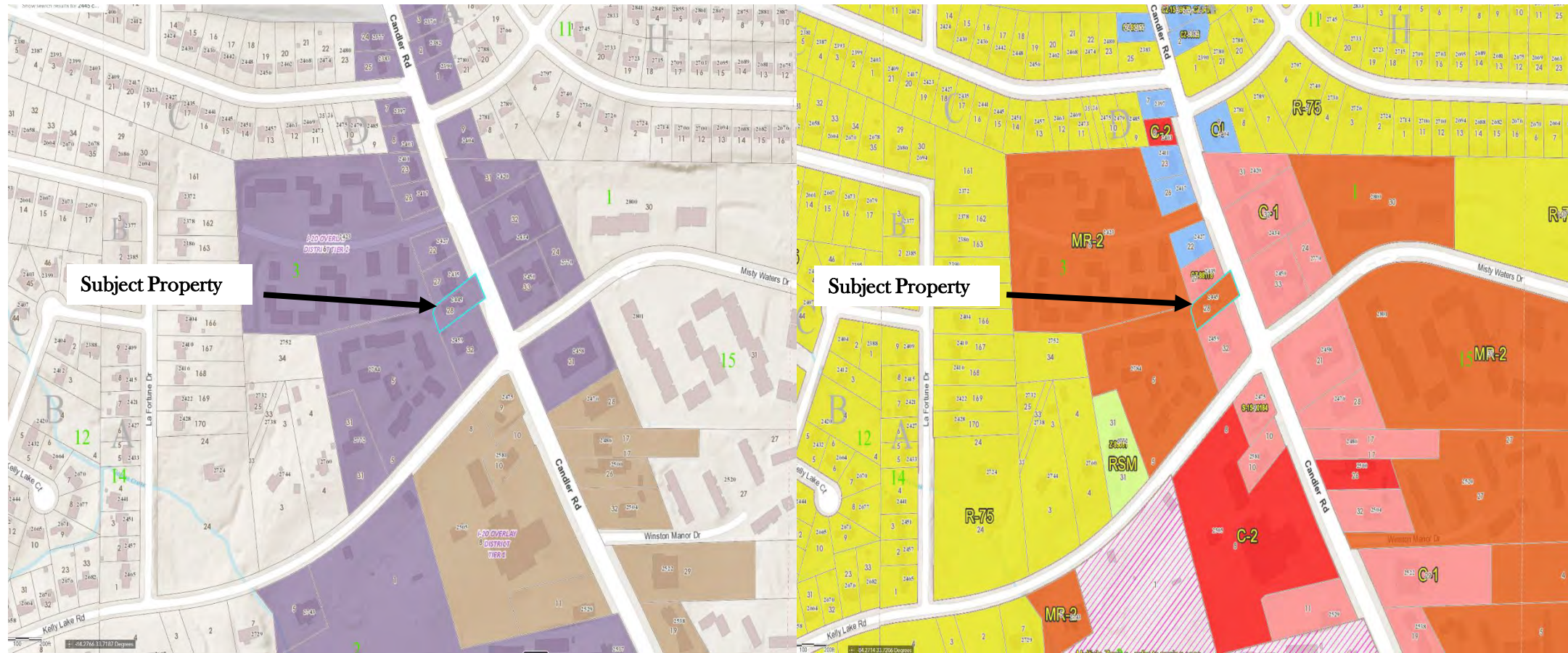
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

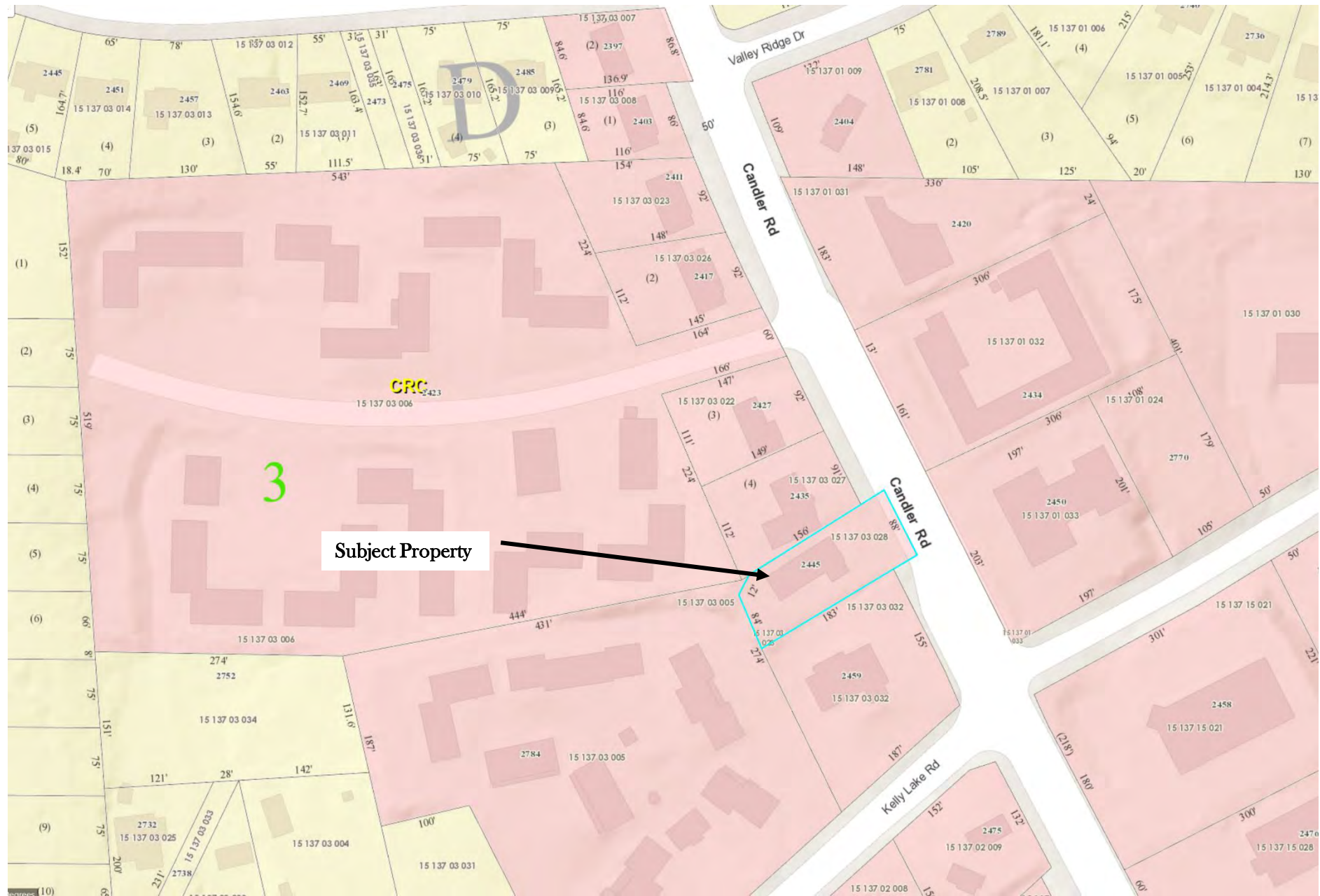
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

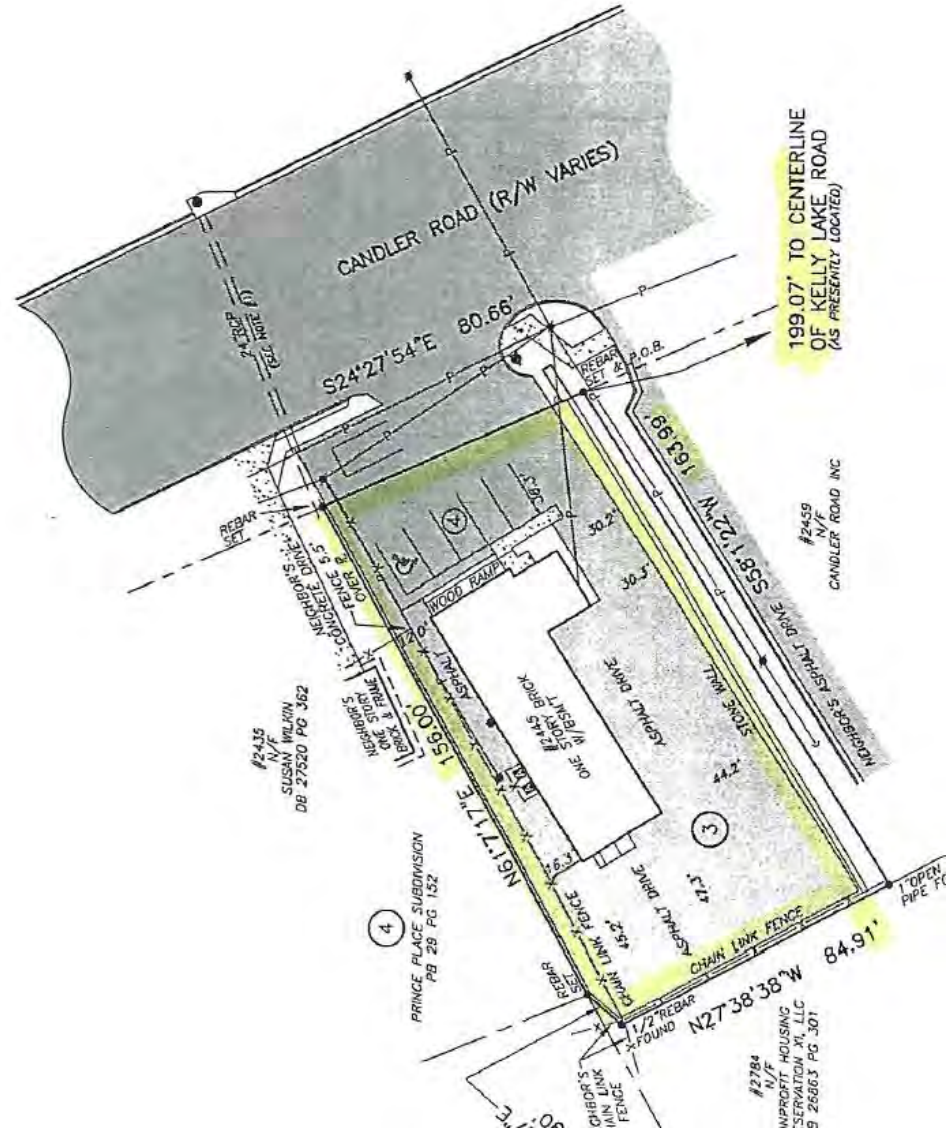
Plans and did field review. Nothing found that would disrupt traffic flow.

Signature: [Signature]

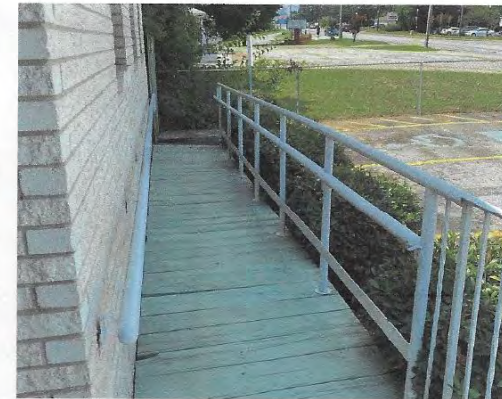












SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: 4/28/2021 Application No.:

APPLICANT NAME: BENJIE Williams

Daytime Phone #: 404-545-0949 Fax #:

Mailing Address: 2445 CANDLER ROAD, DECATUR, GA 30032

E-mail: humanslearning@atl.com

OWNER NAME: BENJIE Williams (If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-545-0949 Fax #:

Mailing Address: 2445 CANDLER ROAD, DECATUR, GA 30032

E-mail:

SUBJECT PROPERTY ADDRESS OR LOCATION: 2445 Candler Rd, Decatur GA 30032 DeKalb County, GA,

District(s): DEKALB Land Lot(s): 137 Block(s): Parcel(s): 15-137-03-028

Acreage or Square Feet: 14,031 Commission District(s): 3 Existing Zoning: MR-2

Proposed Special Land Use (SLUP): MR-2 with SLUP Approval

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

Owner: [checked] Agent: Signature of Applicant: Benjie Williams

Printed Name of Applicant: BENJIE Williams

Notary Signature and Seal: [Signature]



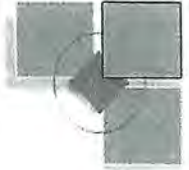
330 West Ponce de Leon Avenue, Suite 100-500 - Decatur, Georgia - 30030 (voice) 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007 Web Address http://www.dekalbcountyga.gov/planning Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: 4/28/2021 Application No.: _____

APPLICANT NAME: BENJIE Williams

Daytime Phone #: 404-545-0949 Fax #: _____

Mailing Address: 2445 CANDLER ROAD, DECATUR, GA 30032

E-mail: humanslearning@AOL.COM

OWNER NAME: BENJIE Williams
(If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-545-0949 Fax #: _____

Mailing Address: 2445 CANDLER ROAD, DECATUR, GA 30032

E-mail: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 2445 CANDLER RD, DECATUR, GA 30032
DeKalb County, GA, _____

District(s): 15th DEKALB Land Lot(s): 137 Block(s): _____ Parcel(s): 15-137-03-028

Acreage or Square Feet: 14,031 Commission District(s): 3 Existing Zoning: MR-2

Proposed Special Land Use (SLUP): MR-2 with SLUP Approval

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

Owner: Agent: _____
(Check One)

Signature of Applicant: Bennie Williams
Printed Name of Applicant: BENJIE WILLIAMS

Notary Signature and Seal: [Signature]





Telephone
404.545.0949
404.212.7312 (fax)
Web
www.humanlearningsystems.com
humanslearning@aol.com
Address
1900 Bouldercrest, Rd S.E.
Atlanta, Georgia 30316

March 31, 2021

RE: Rezoning Project-2445 Candler Rd, Decatur, Georgia 30032

Dear Property Owner,

We would like to invite you to join a Zoom Video Meeting on Tuesday, April 20, 2021 from 6:00pm - 7:00 pm to discuss a proposed Special Land Use Permit project. Human Learning Systems, LLC is seeking to get a Special Land Use Permit for the operation of transitional housing for individuals receiving behavioral healthcare services, for property located at 2445 Candler Rd, Decatur, Georgia 30032.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video.

To Join the Meeting:

www.zoom.com

Use Meeting ID: 766 159 5212

Sincerely,

Benjie Williams, President/CEO
Human Learning Systems, LLC
2445 Candler Rd
Decatur, Georgia 30032
benjie.williams@humanlearningsystems.com

Human Learning Systems, LLC (HLS) is classified as a small business, Black owned, Veteran owned company.
DUNS # 968055938.
NAICS: 611519

From Where You Are, To Where You May Grow

SURESTE HIDDEN VALLEY LLC
4155 VETERANS MEMORIAL STE 12
RONKONKOMA NY 11779

GLADDEN RUTH BOLTON ESTATE
P O BOX 673
MIDWAY GA 31320

EQUITY TRUST CO CUSTODIAN
PO BOX 451249
WESTLAKE OH 44145

IRVIN JOHN L
4100 WELL SPRING DR APT 2206
GREENSBORO NC 27410

GRACE AND MERCY ENDURES LLC
4205 EAST SIDE DR
DECATUR GA 30034

BEAMON LINDELL B
2736 MIRIAM LN
DECATUR GA 30032

THOMPSONS BRENDA
2732 KELLY LAKE RD
DECATUR GA 30032

F C CANDLER ROAD INC
226 CEDARWOOD TRL NW
CLEVELAND TN 37312

VICARS CYPRIAN A
1494 GOLF LINK DR
STONE MOUNTAIN GA 30088

BELL WILLIAM
2797 VALLEY RIDGE DR
DECATUR GA 30032

WIGGINS MARCUS
2485 OUSLEY CT
DECATUR GA 30032

SBJ WATTS LLC
PO BOX 723054
ATLANTA GA 31139

NONPROFIT HOUSING PRESERVATION XI LLC
433 E LAS COLINAS BLVD STE 300
IRVING FL 75039

SBJ WATTS LLC
PO BOX 723054
ATLANTA GA 31139

B XQUISIT LLC
P O BOX 81876
CONYERS GA 30013

TAREK REAL ESTATES LLC
2450 CANDLER RD
DECATUR GA 30032

C D KNOX SECOND FAMILY
2404 CANDLER RD
DECATUR GA 30032

CURRY JAMES E
2788 VALLEY RIDGE DR
DECATUR GA 30032

HUMAN LEARNING SYSTEMS LLC
2445 CANDLER RD
DECATUR GA 30032

BLACKSTOCK PROPERTIES LLC
124 E THOMPSON ST
THOMASTON GA 30286

SEARSON JOHN R II
2760 KELLY LAKE RD
DECATUR GA 30032

SABATINO P RONALD IRREVOCABLE TRUST
3895 STONERIDGE LN
DUBLIN OH 43017

CRUMBLEY G E SR
238 FAIRVIEW DR
MCDONOUGH GA 30253

DECATUR LODGING INC
PO BOX 1018
LITHIA SPRINGS GA 30122

HAYES STEPHANIE
2027 OAK TER
ATLANTA GA 30316

CANDLER VILLAGE APARTMENTS LLC
7200 SW CAMINO REAL RNCH STE 200
BOCA RATON FL 33433

SURESTE HIDDEN VALLEY LLC
4155 VETERANS MEMORIAL STE 12
RONKONKOMA NY 11779

VICARS CYPRIAN A
1494 GOLF LINK DR
STONE MOUNTAIN GA 30088

184 DECATUR LLC
1575 NORTHSIDE DR NW STE 470
ATLANTA GA 30318

JAMES BENNIE ANN
2781 VALLEY RIDGE DR
DECATUR GA 30032

U HAUL REAL ESTATE COMPANY
PO BOX 29046
PHOENIX AZ 85038

PYE LEON G
2427 CANDLER RD
DECATUR GA 30032

ALLEN CARLTON ANDERSON SR
2740 MIRIAM LN
DECATUR GA 30032



WIGGINS MARCO
3188 DUSTY CT
DECATUR GA 30032

EDDIE BIRD
1100 WOODBINE DR
DECATUR GA 30032

EDDIE BIRD
1100 WOODBINE DR
DECATUR GA 30032

LEARSON JOHN JR
3700 KELLY LN
DECATUR GA 30032

DECATUR LOCAL INC
PO BOX 4014
LITHIA SPRING GA 30057

300 EAST HIGHLAND DR
4100 VICTORIAN MEADOWS
ROCKCROFT GA 30087

JAMES BENNIE ANN
3311 WALLEY RIDGE DR
DECATUR GA 30032

DECATUR GA 30032

DECATUR GA 30032

DECATUR GA 30032

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DECATUR GA 30032

Return To:
GANEK PC

197 14th Street NW, Suite 300
Atlanta, GA 30318
Phone: (404) 892-7300 Fax: (404) 892-7246
MT201377-IT
Tax Parcel ID: 15 137 03 028

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made the 21st day of December, 2020 between **CURTIS M. DILWORTH, D.D.S. a/k/a CURTIS M. DILLWORTH D.D.S.**, as party or parties of the first part, hereinafter called Grantor, and **HUMAN LEARNING SYSTEMS, LLC**, as party or 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 of the sum of TEN AND NO/100 AND OTHER GOOD AND VALUABLE CONSIDERATION ----- (\$10.00) DOLLARS in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 137 of the 15th District of DeKalb County, Georgia, according to a survey made for J. Scott Hendry, by William R. Probst, Registered Land Surveyor, dated April 7, 1961, and being more particularly described as follows:

Beginning at an iron pin set on the southwesterly right of way of Candler Road, 155.0 feet northwesterly from the intersection of the southwesterly side of Candler Road with the northwesterly side of Kelly Lake Road (60' R/W); running thence northwesterly along the southwesterly side of Candler Road, 80.0 feet to an iron pin set; running thence northwesterly 176.0 feet to an iron pin found; running thence southwesterly, but more westerly, 12.9 feet to an iron pin set; running thence northeasterly, 84.8 feet to an iron pin set; running thence northeasterly 188.0 feet to an iron pin set on the southwesterly right of way of Candler Road and the point of beginning. Being improved property known as 2445 Candler Road, according to the present system of numbering houses in DeKalb County, Georgia.

LESS AND EXCEPT any portion of caption property lying within the Right of Way of Candler Road as recorded in Deed Book 1700, page 85, DeKalb County, Georgia records.

Which currently has the address of: **2445 Candler Road, Decatur, GA 30032**

This conveyance is made subject to the following:

1. Ad Valorem real property taxes and assessments for 2021 not yet due and payable and subsequent years.
2. All easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

[SIGNATURE PAGE FOLLOWS]

Exhibit "A"
(Legal Description – Quitclaim Deed)

All that tract or parcel of land lying and being in Land Lot 137 of the 15th District of Dekalb County, Georgia and being designated as Part of Tract 3, Joseph A. Gladoen Estate, as recorded in Plat Book 9, page 141, Dekalb County, Georgia record and being more particularly described as follows:

To reach the Point of Beginning, start at a point located at the intersection of the Southwesterly Right-of-Way of Candler Road (R/W Varies) and the Centerline of Kelly Lake Road (As Presently Located). Thence running Northwesterly along the Southwesterly Right-of-Way of Candler Road a distance of 199.07 feet to a rebar set and the POINT OF BEGINNING; thence from said Point of Beginning and leaving said right-of-way and running South 58° 01' 22" West a distance of 163.99 feet to a 1" open top pipe found; thence running North 27° 38' 38" West a distance of 84.91 feet to a 1/2" rebar found; thence running North 41° 13' 27" East a distance of 12.90 feet to a rebar set; thence running North 61° 07' 17" East a distance of 156.00 feet to a rebar set located along the Southwesterly Right-of-Way of Candler Road; thence running South 24° 27' 54" East along said Right-of-Way a distance of 80.66 feet to said rebar set and the POINT OF BEGINNING; being more particularly shown on that on a Plat of Survey for Human Learning Systems, LLC by McClung Surveying Services, Inc., Michael R. Noles, (G.R.L.S. 2646), dated December 12, 2020.

Said tract or parcel of land containing 0.322± acres or 14,031± square feet.

MAGNETIC
N

REFERENCE MATERIAL

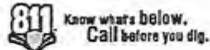
1. QUITCLAIM DEED IN FAVOR OF CURTIS DILWORTH, D.D.S. DEED BOOK 888 PAGE 238 DEKALB COUNTY, GEORGIA RECORDS

FLOOD NOTE

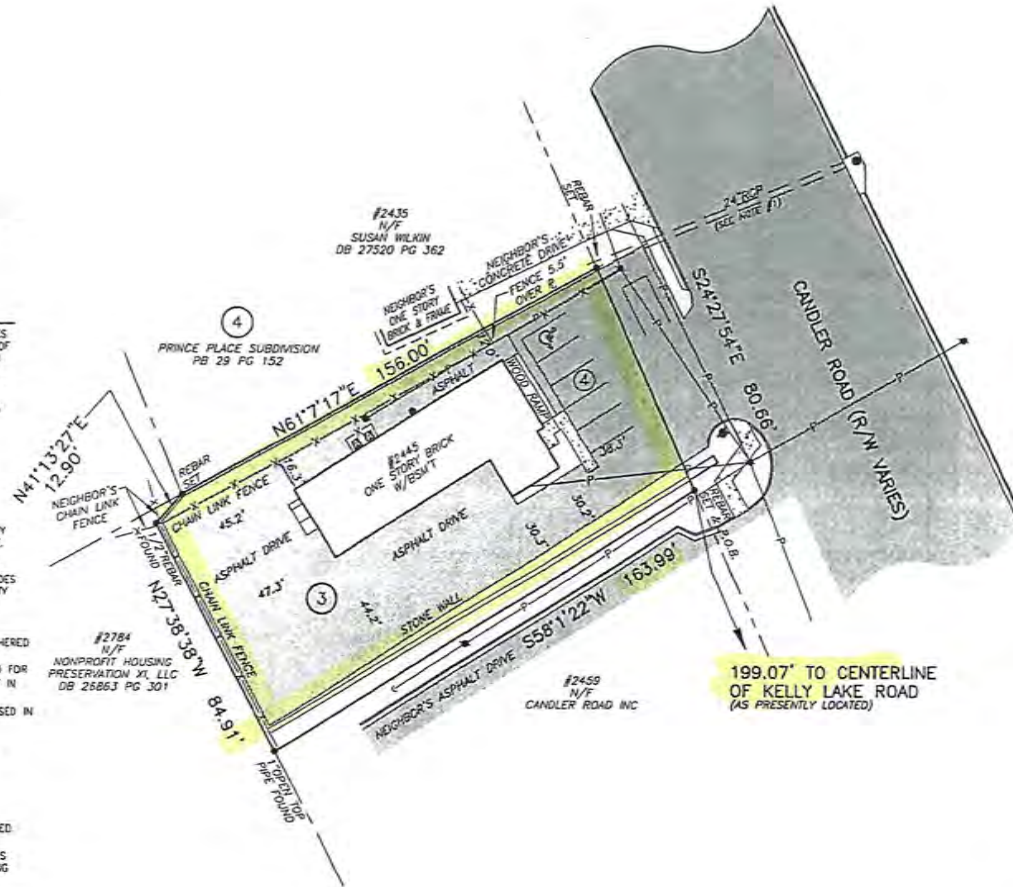
THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY F.I.R.M. OFFICIAL FLOOD HAZARD MAPS.

SURVEY NOTES

1. STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES. UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. PLEASE CALL ALL LOCAL UTILITY PROVIDERS AND OR B11 FOR FURTHER INFORMATION.



2. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.
3. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY AN OPEN TRVERSE AND HAS A CALCULATED POSITIONAL TOLERANCE OF 1/3 FEET. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 98,206 FEET. A DECMAX ZOOM 90 SERIES ROBOTIC TOTAL STATION WITH CARLSON SURVEY 2 DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARINGS SHOWN WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL REBARS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTENCE, SIZE, AND LOCATION OF IMPERVIOUS BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ISSUING AUTHORITY, CITY, OR COUNTY.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL R/W'S BY THE CITY OF DECATUR, DEKALB COUNTY, GA AND/OR THE STATE OF GEORGIA.



LEGEND

- B DENOTES BUILDING LINE
- R/W DENOTES PROPERTY LINE
- E/C DENOTES RIGHT-OF-WAY
- V DENOTES CENTERLINE
- G DENOTES BACK OF CURB
- G DENOTES GUTTER
- EP DENOTES EDGE OF PAVING
- TW DENOTES TOP OF WALL
- BW DENOTES BOTTOM OF WALL
- X - X DENOTES FENCE
- RCP DENOTES REINFORCED CONCRETE PIPE
- CMP DENOTES CORRUGATED METAL PIPE
- PP DENOTES POWER POLE
- LP DENOTES LIGHT POLE
- GW DENOTES GUY WIRE
- P - P DENOTES POWER LINE
- PM DENOTES POWER METER
- PB DENOTES POWER BOX
- FO DENOTES FIBER OPTIC
- A/C DENOTES AIR CONDITION
- TB DENOTES TELEPHONE BOX
- GM DENOTES GAS METER
- GV DENOTES GAS VALVE
- GLM DENOTES GAS LINE MARKER
- WM DENOTES WATER METER
- WV DENOTES WATER VALVE
- FH DENOTES FIRE HYDRANT
- MW DENOTES MONITORING WELL
- HW DENOTES HEADWALL
- JB DENOTES JUNCTION BOX
- DI DENOTES DROP INLET
- S - S DENOTES SANITARY SEWER LINE
- SSMH DENOTES SANITARY SEWER MANHOLE
- CO DENOTES CLEAN OUT
- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT



Michael R. Noles
Georgia RLS #2646
Member SAUSOG

SURVEYOR'S CERTIFICATE

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

Michael R. Noles

Michael R. Noles Georgia RLS No. 2646 12-19-20

NO.	REVISIONS	DATE



McClung Surveying Services, Inc.
4833 South Cobb Drive Suite 200
Smyrna, Georgia 30080 (770) 434-3383
www.mcclungsurveying.com Certificate of Authorization #LSF000752

SURVEY FOR
HUMAN LEARNING SYSTEMS LLC

2445 CANDLER ROAD
DECATUR, GEORGIA

TOTAL AREA= 0.322± ACRES
OR 14,031± SQ. FT.

30' 15' 0' 30' 60'
SCALE IN FEET

PART OF TRACT 3
JOSEPH A. GLADDOEN ESTATE

LAND LOT 137
15TH DISTRICT
DEKALB COUNTY, GEORGIA
PLAT PREPARED: 12-19-20
FIELD: 12-17-20 SCALE: 1"=30'

PG 9
PG 141

JOB#254636



Telephone
404.545.0949
404.212.7312 (fax)
Web
www.humanlearningsystems.com
humanslearning@aol.com
Address
1900 Bouldercrest, Rd S.E.
Atlanta, Georgia 30316

April 28, 2021

Letter of Application for Special Land Use Permit For:

Property Located At: 2445 Candler Road, Decatur, Georgia 30032

Land Lot: 137

District: 15th District of Dekalb County

Tract: Part of Tract 3 – 0.322 acres 14,031 square feet

Current Zoning: MR-2

Proposed Zoning: MR-2 (Special Land Use Permit – SLUP) Approval Requested

Existing Use: Medical Office Dental Building

Proposed Use: Residential Housing (10-12) Individuals

Building: One (1) Story

Units/Building Capacity: One building with - 11 Individual 9X9 Living Spaces (currently spaces for separate dentist chairs and spaces) with spaces for Large Lounge area, 3 restroom, washer and dryer area, kitchen and dining area.

Characteristics Of Proposed Use:

Human Learning Systems is a new establishment and owner of the property located at 2445 Candler Road, Decatur, Georgia 30032. It is our understanding that the property is currently zoned MR-2; however, because the MR-2 zoning code is not listed in the I-20 overlay zoning district – therefore we are requesting a Special Land Use Permit (SLUP) approval for the 2445 Candler Rd property.

Our purpose for the property is to provide a short-term living option for individuals who will be receiving Behavioral Health Services at our out-patient clinic, which will be located at 2358 Candler Rd, (one block away). Individuals who participate in our Behavioral Healthcare program will receive short-term services from 4 weeks-to-3 months. Our objective for 2445 Candler Road is to be able to offer a short-term option for individuals who choose to live away from home, while receiving outpatient treatment, i.e., counseling therapies, addiction diseases, depression, at 2358 Candler Rd. Services for these individuals will be private pay, or through medical insurance provider.



Telephone
404.545.0949
404.212.7312 (fax)
Web
www.humanlearningsystems.com
humanslearning@aol.com
Address
1900 Bouldercrest, Rd S.E.
Atlanta, Georgia 30316

Individuals receiving care at the Behavioral Health Services Clinic (2358 Candler Rd), and residing at the property located at 2445 Candler Rd, while receiving out-patient treatment, will be expected to be drug and alcohol free and be involved in a 12 Step Recovery Program or other drug treatment education program. They must be committed to attending therapeutic services via outpatient treatment, demonstrate independent living skills, be able to practice safe and healthy decision-making skills, and have a commitment to treatment and recovery.

The existing building is suited perfectly for our intended use as residential housing (10-12 residents), it does not require any proposed development, redevelopment projects, new building, or new structures. The building (14,031 sq. ft) was established as a Medical Office for many years and served as a dental office for up to 7 dentists at one time. The building is configured into eleven (11), 9X9 sq. ft living spaces, 3 restrooms, a kitchen, laundry area, a large common lounge area, and several additional office spaces, perfectly suited for professional staff. It is located on 0.322 acres with front and rear parking capacity. We have attached a copy of the building as-is lay-out.

The property will be staffed with a full-time Residential Living Coordinator responsible for managing the day-to-day aspects of the facility. All necessary clinical, counseling, or medical supports will take place at the Behavioral Health Services Clinic (2358 Candler Rd), which is in walking distance from the community home.

Sincerely,

Benjie Williams, President/CEO
benjie.williams@humanlearningsystems.com
Human Learning Systems, LLC
1900 Bouldercrest Rd., SE
Atlanta, Georgia 30316

Human Learning Systems, LLC (HLS) is classified as a small business, Black owned, Veteran owned company.
DUNS # 968055938.
NAICS: 611519

Impact Analysis for Special Land Use Permit

Property Located At: 2445 Candler Road, Decatur Georgia 30032

Parcel ID: 15-137-03-028

Current Use:

Proposed Use: Medical/Dental Office

Private Community Living facility to support
Healthcare Services Clinic.

The request to DeKalb County Zoning Ordinance Section Sec. 27-873 for a Special Land Use Permit-

A. The size of the site (14.031 Sq. Ft) relative to its proposed new use has been studied and found to be adequate for the footprint for living accommodations. Provision of all required yards, open space, off-street parking, and other applicable requirements of the zoning district *in* which the use is proposed. This property does not require any proposed new development or redevelopment, or proposed new buildings.

B. The adjacent properties along Candler Road are a mix of commercial buildings, i.e., Apartment homes, CVS Pharmacy, Texaco Gas Station, Hotel, Medical Offices, Dental Offices, U-Haul Center, restaurants, some private residences, and private dwellings that have been converted into miscellaneous service type businesses (hair salons, tax preparer). This property sits on .322 acres the use of this property is compatible with the properties and uses, both adjacent and within the district.

C. Public services, public facilities, and utilities are adequate to serve the use of a living facility.

D. Candler Road is an adequate public street and has sufficient traffic to carry the capacity of a facility with up to twelve (12) occupants. This will not unduly increase traffic and create congestion in the area.

E. The character of vehicles and volume of traffic generated will not adversely affect the existing land use located along Candler Road.

F. Ingress and egress to the property and to the building, is designed to promote pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire, or other emergency.

G. The proposed project will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

H. The hours of operation will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

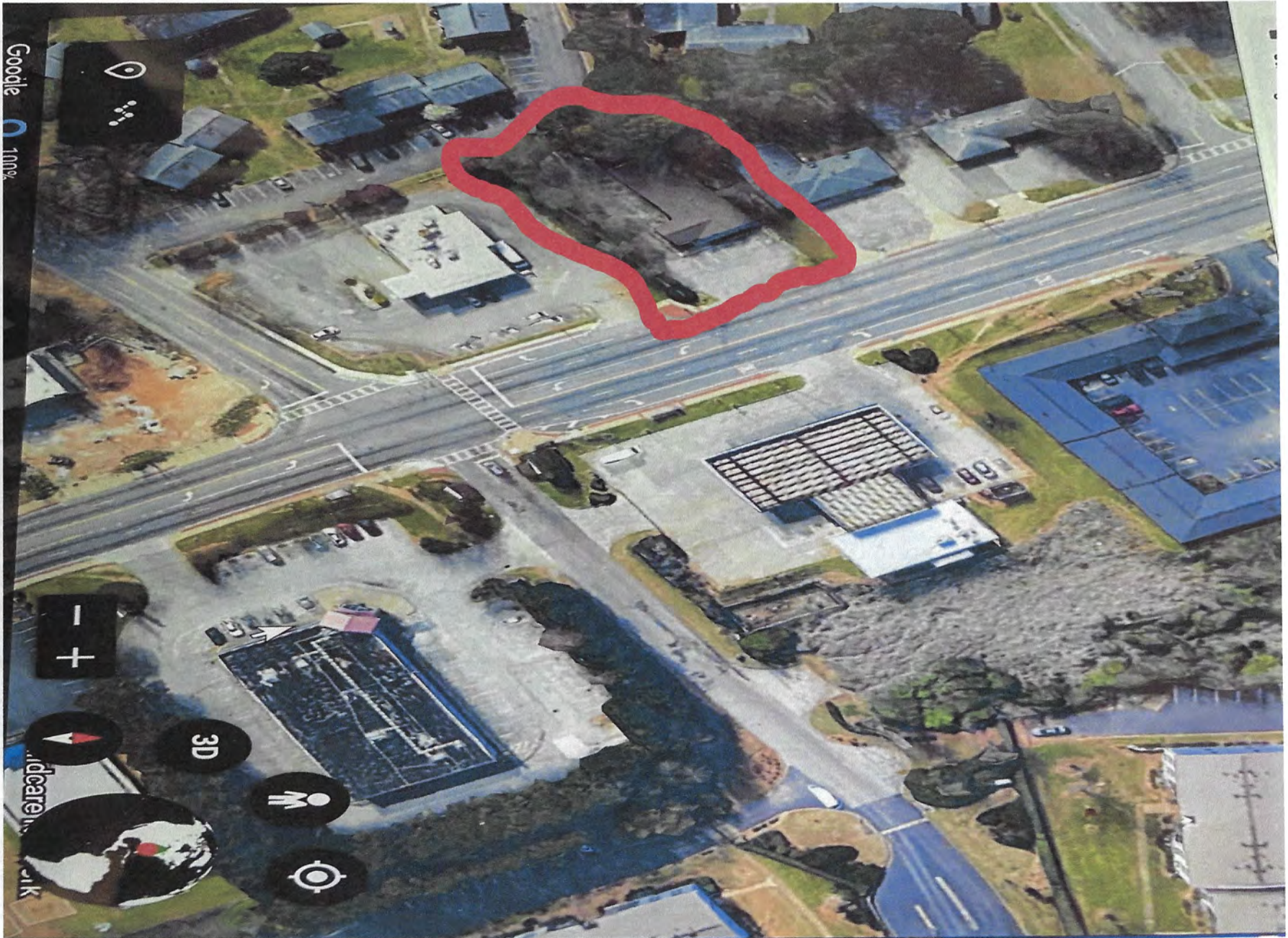
I. The manner of operating the living unit will not adversely impact any adjoining land use by reason of the manner of operation of the proposed use.

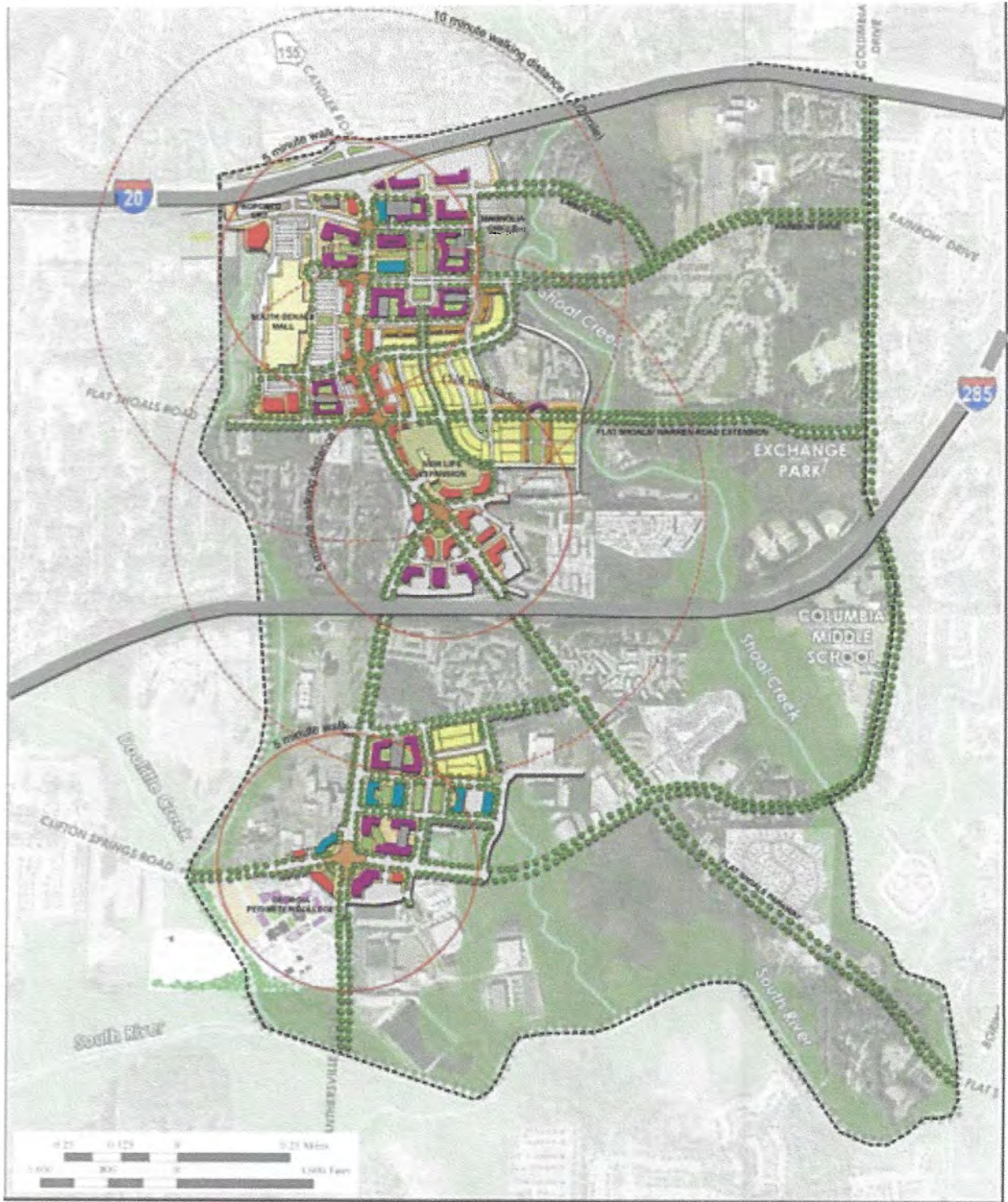
J. The proposed plan is consistent with the requirements of the zoning district classification (MR-2) in which the living facility will be located.

- K. The proposed use is consistent with the policies of the Comprehensive Plan, and there is no proposed redevelopment to this area.
- L. The proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.
- M. Adequate provision is in place for refuse and service areas.
- N. The special land use permit, if granted, should not be limited in duration.
- O. The size, scale and massing of proposed building is appropriate in relation to the size, scale and massing of the adjacent and nearby lots and buildings within the Candler Road overlay.
- P. There are no known historic buildings, sites, districts, or archaeological resources in the area that would be adversely affected.
- Q. The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- R. The proposed height is the existing height and does not create a shadow impact on any adjoining lot or building.
- S. The proposed use will not result in a disproportional proliferation of that or similar uses in the subject's character area.

The proposed project is consistent with the needs of the neighborhood and the community as a whole, and would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

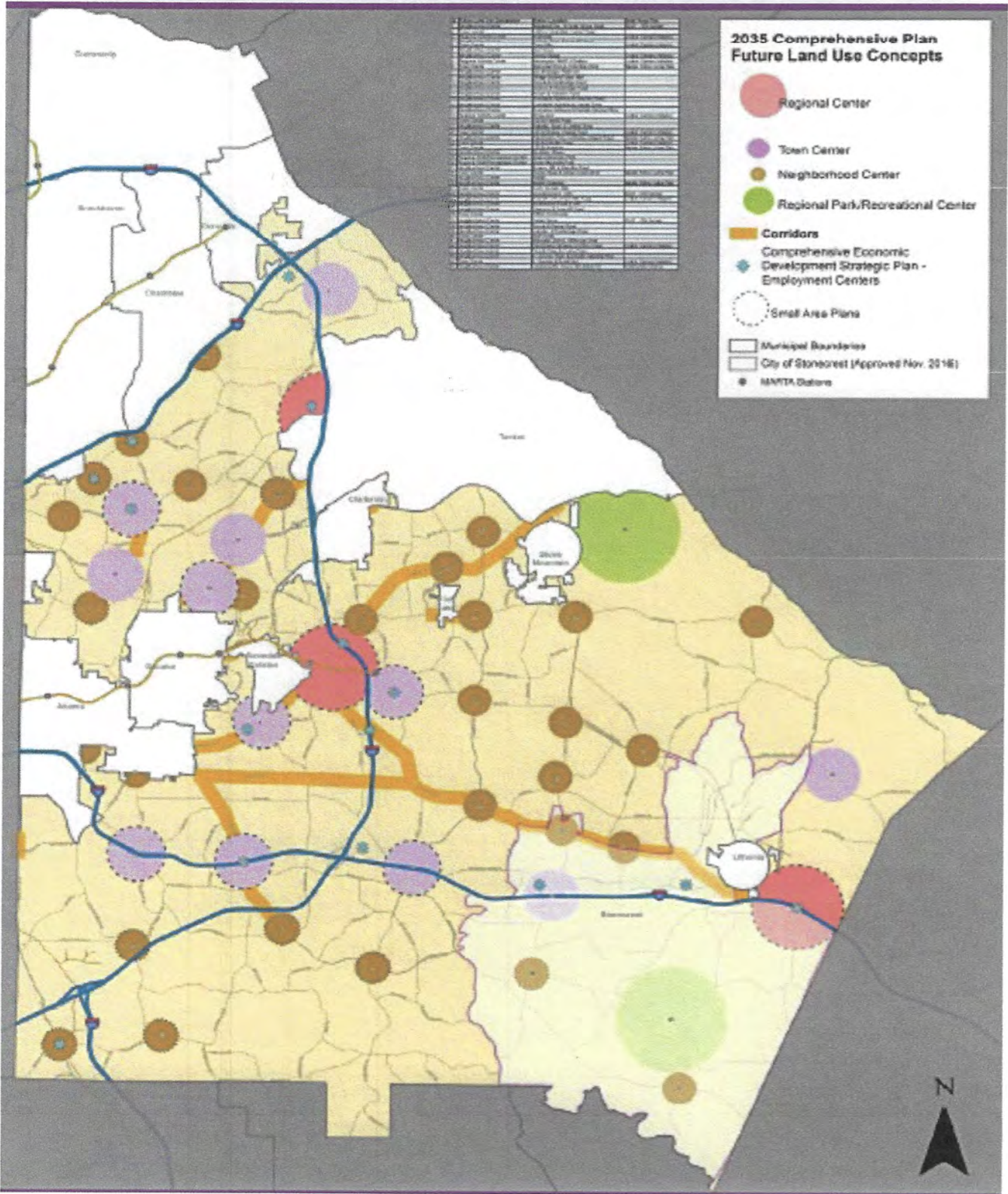
Aerial View: 2445 Candler Rd, Decatur 30032





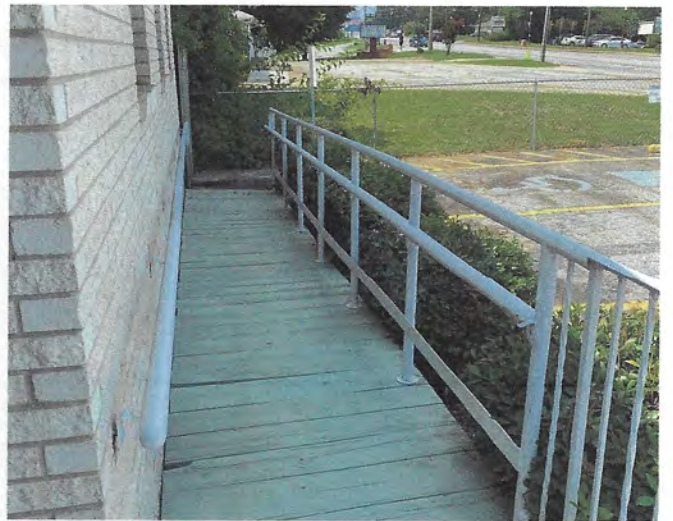
GREEN SPACES/ PARKS	MIXED USE	DECKS
PAVED PLAZAS	RETAIL/ COMMERCIAL	MULTI FAMILY - T HOMES
ROADS	OFFICE	SINGLE FAMILY

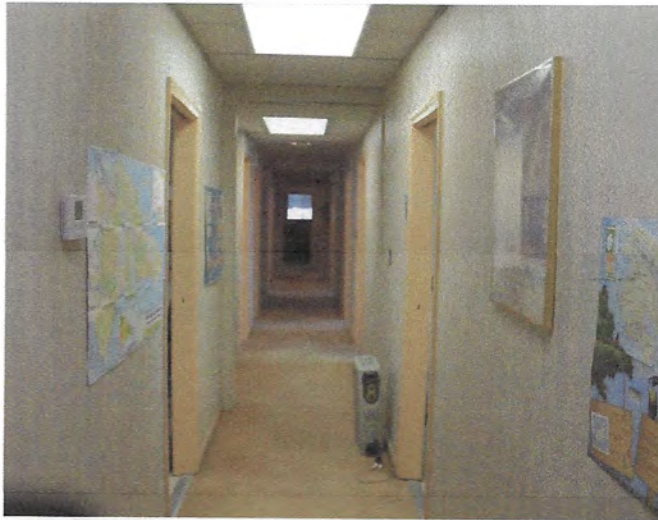
TOWN CENTER MASTER PLAN
 CANDLER ROAD FLAT SHOALS PARKWAY LCI



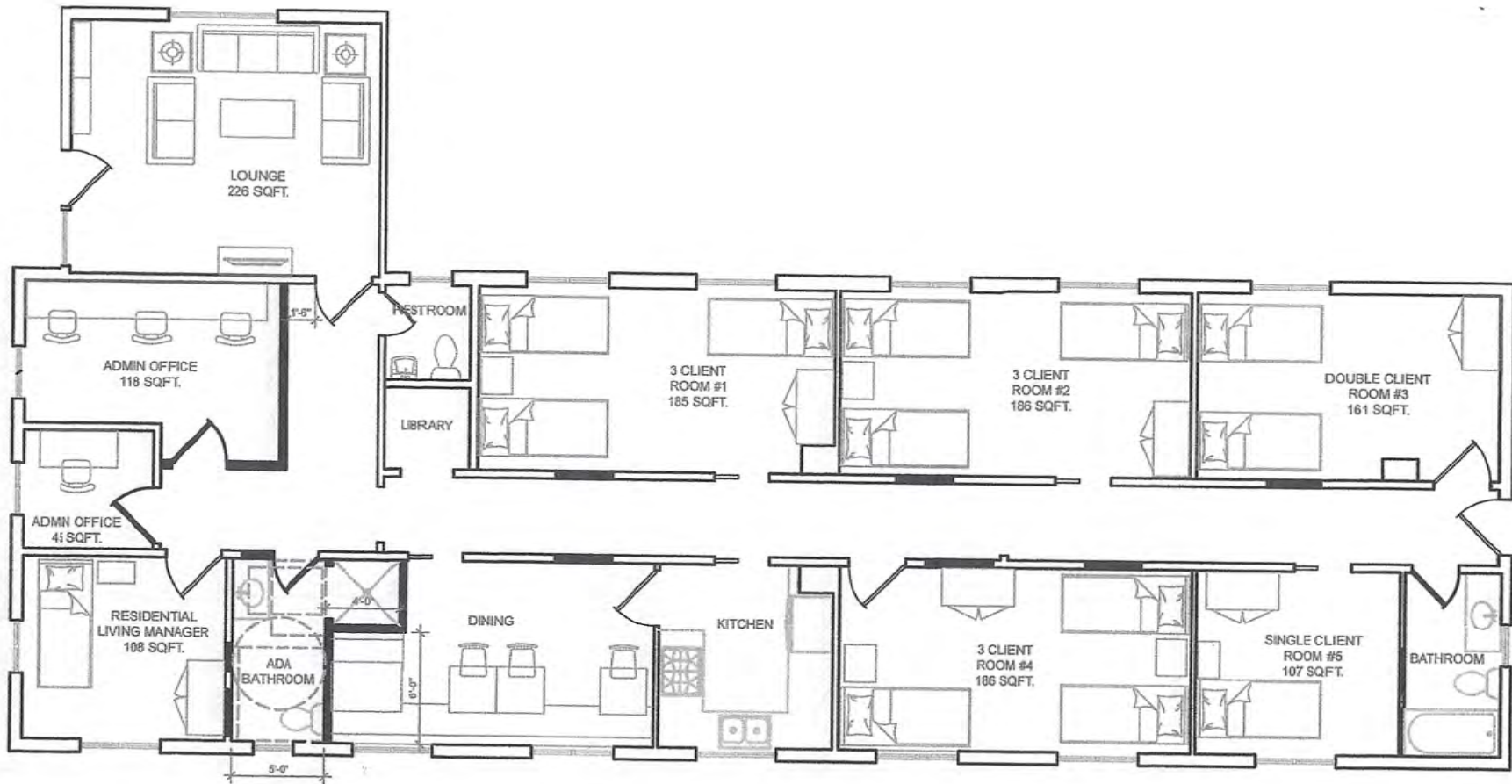


02









HUMAN LEARNING SYSTEMS
RESIDENTIAL LIVING CENTER
 2445 CANDLER ROAD
 DECATUR, GEORGIA

DATE 04.27.2021
 DWN. REE
 SCALE $\frac{3}{16}'' = 1'-0''$

SHEET NUMBER
FLOOR PLAN