



DeKalb County Department of Planning & Sustainability

**178 Sams Street,
Decatur, GA 30030**

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

**Planning Commission Hearing Date: Thursday, January 5, 2023
Board of Commissioners Hearing Date: Thursday, January 26, 2023**

STAFF ANALYSIS

Case No.:	SLUP-23-1246169	Agenda #: N4
Address:	2931 Ward Lake Way	Commission District: 03 Super District: 06
Parcel ID(s):	15-009-05-032	
Request:	Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the RSM (Small Lot Residential Mix) zoning district.	
Property Owner(s):	Walter Artis	
Applicant/Agent:	Walter Artis & Felicia Williams	
Acreage:	0.18	
Existing Land Use:	Suburban	
Surrounding Properties:	North: SUB, IND East: IND South: SUB West: SUB, COS	
Comprehensive Plan:	SUB	Consistent Inconsistent

Staff Recommendation: Approval with conditions.

The applicants, Walter Artis and Felicia Williams, own and operate WLA Youth Services LLC, a child caring institution (CCI) group home. The proposal is for a residential group home for *either male or females*, for up to six (6) youths between the ages of 14 years old to 18 years old with developmental disabilities...[including intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy] receiving 24 hour/ 7 days a week care and supervision. However, the application materials indicate that residents up to age 21 may be permitted to stay. The youths in this program will be enrolled in DeKalb County Public Schools. The applicants are requesting to operate within a property located in a Small Lot Residential Mix (RSM) Zoning District, in which the applicants do not reside. The applicants have stated, "per the Office of Provider Management's (OPM) regulations, we are not permitted to reside within the home." The CCI will have 4 staff members, working 10-hour rotating shifts, along with a Program Director, and a Life Coach who make multiple site visits each week to oversee supervision and provide mentorship to the youths.

A group, child caring institution (CCI) is classified as "a building(s) in which housing, meals, and twenty-four-hour continuous watchful oversight for children under the age of eighteen (18) are provided and which facility is licensed or permitted as a child caring institution by the State of Georgia" that "offers care to between four (4) and six (6) children." The applicants state in their application that, "The U.S. Department of Health and Human Services regulations require a Special Land Use Permit and an inspection done by a Fire Marshall to be obtained by WLA Youth Services prior to operation."

The requested SLUP is consistent with the *Comprehensive Plan* and *Zoning Ordinance*. 2931 Ward Lake Way is in the Suburban (SUB) future land use character area, which includes RSM zoning districts (pg. 44) and lists institutional uses as an identifying land use feature (pg. 47). The Suburban character area is designed to recognize those areas of the county that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. WLA Youth Services operating in a property that exteriorly appears no different than the other properties in the neighborhood does not detract or undermine this intent.

The site should be adequate for the proposed use in a residential setting. The provided floor plan shows a 2-story home containing three (3) bedrooms and two and a half (2.5) bathrooms for the children. The adverse impacts based on the manner and time of operation should be minimal. The driveway is sufficient to accommodate at least four (4) vehicles and two (2) vehicles in the garage. There will always be at least one (1) vehicle in the driveway for the site staff on duty, and two (2) vehicles in the driveway when the Director and Life Coaches are conducting site visits throughout the week. No expansion or exterior modification of the existing structure is proposed.

Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends approval with conditions of this application:

1. The Special Land Use Permit shall be granted to Walter Artis.
2. Walter Artis shall obtain a certificate of occupancy to operate the facility.
3. A County business license must be obtained prior to operating the facility, in which the license shall be renewed annually.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP -23-1246098

Parcel I.D. #: 15-163-04-163

Address: 4819 Glenwood Road

DECATUR, GA 30035

WATER:

Size of existing water main: 8" CI (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes No If no, distance to nearest line: _____

Water Treatment Facility: SnapFinger Treatment Plant () adequate () inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.25 (MGPD)

COMMENTS:

Sewer capacity is required

Signature: Yola Lewis

12/8/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Director
Cc: Alan Gaines, Environmental Health Deputy Director
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 networks. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

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

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/8/2022

N1-2022-2532

LP-23-1246168 15-163-04-163

4819 Glenwood Road, Decatur, GA 30045

Amendment

- Please review general comments.
- No records indicating septic on this property. Our record indicates septic on property located on 4859 Glenwood Road. Please note that septic may be installed 4819 Glenwood.

N2-2022-2533

Z-23-1246097 15-163-04-163

4819 Glenwood Road, Decatur, GA 30035

Amendment

- Please review general comments

N3-2022-2533

Z-23-1246097 15-163-04-163

4819 Glenwood Road, Decatur, GA 30035

Amendment

- Please review general comments.

N4-2022-2635

SLUP-23-1246169 15-009-05-032

2931 Ward Lake Way, Ellenwood, GA 30294

Amendment

- Please review general comments.
- No septic system indicated in our system for this property. The surrounding area appears to have an installed septic system. Please note this particular property may have septic.

Zoning Comments – December 2022

N1, N2 & N3: 4819 Glenwood Road. No access allowed to Janet Lane. Glenwood Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway due to the wall and the crest of the hill. Please note that the driveway may need to be shifted to achieve sight distance.

N4. 3964 Chamblee-Tucker Road. No Comment

N5. 3964 Chamblee Tucker Road. Only one access point allowed on Chamblee Tucker Road. Chamblee Tucker Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway must be submitted with the Land Development Permit.

N6. 2571 E. Wesley Chapel Way. Review and approval required by PM Tim Matthews or designee (TMatthews@dot.ga.gov) with GDOT I-20 at I-285 MMIP Interchange Project. Provide any right of way necessary for PI 0013915. E. Wesley Chapel Way is classified as a local street. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required.

N7 & N8. 745 Arcadia Avenue. Provide a traffic study for the development to include a traffic signal warrant study. If the study is approved by PW- Transportation, install a traffic signal at the intersection of Craigie Ave and Arcadia Ave/Katie Kerr. Arcadia Ave/Katie Kerr is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Craigie Ave and Derrydown Way are classified as local streets. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required. The proposed plan requires a right of way abandonment to be approved by the Board of Commissioners at a future date.

N9. 3350 Kensington Road. Review and approval required by PW- Transportation and GDOT PM April McKown (april.mckown@oneatlas.com) for PI 0017992. Dedicate right of way necessary for the PI 0017992 (which will build most of your required infrastructure improvements below, depending on project schedules). Reserve right of way for a potential roundabout at Mountain Drive and the MARTA Station main entrance. Traffic study required. Kensington Road is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Mountain Drive is a state route. GDOT District 7 (Renaldo Mathis at RMathis@dot.ga.gov) review and approval required prior to permitting. Mountain Drive is classified as a collector road. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 35 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required.

N10. 6651 Princeton Park Ct. No Comment.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

Discharge from the detention pond shall be directed/connected to the existing stormwater structure in the right-of-way, and not discharged towards adjacent properties.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANNA@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-23-1246098 Parcel I.D. #: 15-163-04-163

Address: 4819

Glenwood Rd,

Decatur, GA 30035

Adjacent Roadway (s):

_____ (classification)

_____ (classification)

Capacity (TPD) _____

Latest Count (TPD) _____

Hourly Capacity (VPH) _____

Peak Hour. Volume (VPH) _____

Existing number of traffic lanes _____

Existing right of way width _____

Proposed number of traffic lanes _____

Proposed right of way width _____

Capacity (TPD) _____

Latest Count (TPD) _____

Hourly Capacity (VPH) _____

Peak Hour. Volume (VPH) _____

Existing number of traffic lanes _____

Existing right of way width _____

Proposed number of traffic lanes _____

Proposed right of way width _____

Please provide additional information relating to the following statement.

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

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

COMMENTS:

Plans and field reviewed. No problem that would interfere with traffic flow

Signature: Jerry Whit

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: WALTER ARTIS and Felicia Williams

Daytime Phone: (404) 483-0421 E-Mail: williams.taxpro@gmail.com

Mailing Address: 238 Walker Street SW, #15, Atlanta, Georgia 30313

Owner Name: Walter Artis

(If more than one owner, attach contact information for each owner)

Daytime Phone: (404) 483-0421 E-Mail: williams.taxpro@gmail.com

Mailing Address: 238 Walker Street SW, #15 Atlanta Georgia 30313

SUBJECT PROPERTY ADDRESS OR LOCATION: 2931 Ward Lake Way

Ellenwood DeKalb County, GA, 30294

Parcel ID: 15 009 05 032 Acreage or Square Feet: 1240 Commission Districts 3 + 10

Existing Zoning: _____ Proposed Special Land Use (SLUP) for 2931 Ward Lake Way

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

Owner: Agent: _____ Signature of Applicant
Walter Artis and Felicia Williams

Printed Name of Applicant: Walter Artis and Felicia Williams

Notary Signature and Seal: Shawn McLendon



Pre-Submittal Community Meeting Notice and Sign-In Sheet

****External Email: Please use caution with links and attachments.****

----- Forwarded message -----

From: WLA Youth Services <wlayouthservices@gmail.com>

Date: Mon, Sep 26, 2022 at 4:14 PM

Subject: Community Meeting Notice - Special Use Permit for 2931 Ward Lake Way

To:

CC: WLA Youth Services <wlayouthservices@gmail.com>, <artisproperties@yahoo.com>, <williams.taxpro@gmail.com>

Community Meeting Notice – Special Use Permit for Ward Lake Way (WLA Youth Services LLC)

WLA Youth Services LLC

Walter Artis and Felicia Williams

[2931 Ward Lake Way, Ellenwood GA 30294](#)

wlayouthservices@gmail.com

Telephone # 404-483-0421

September 26, 2022

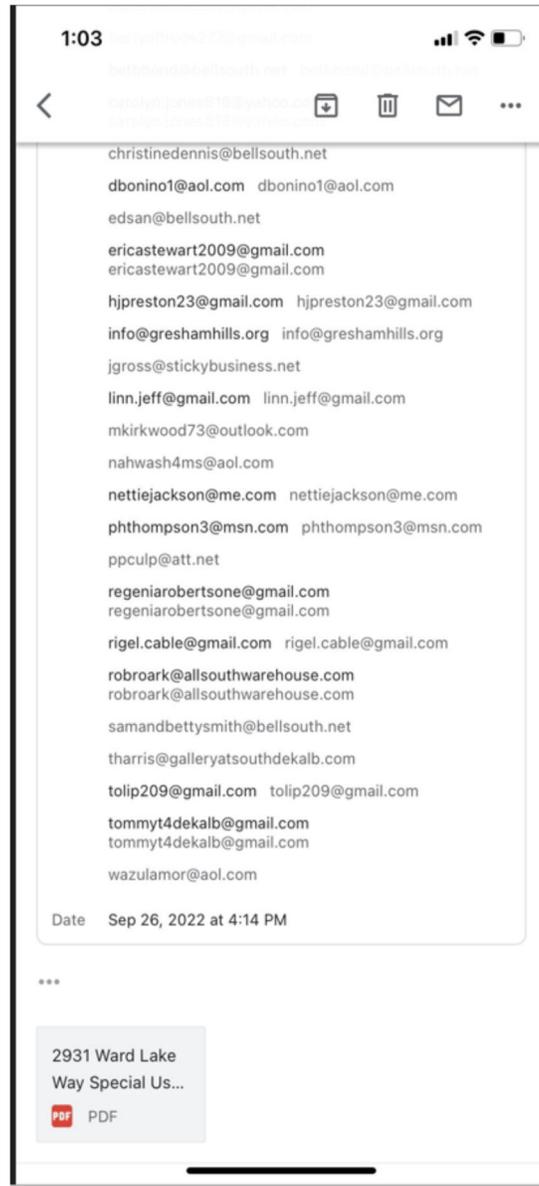
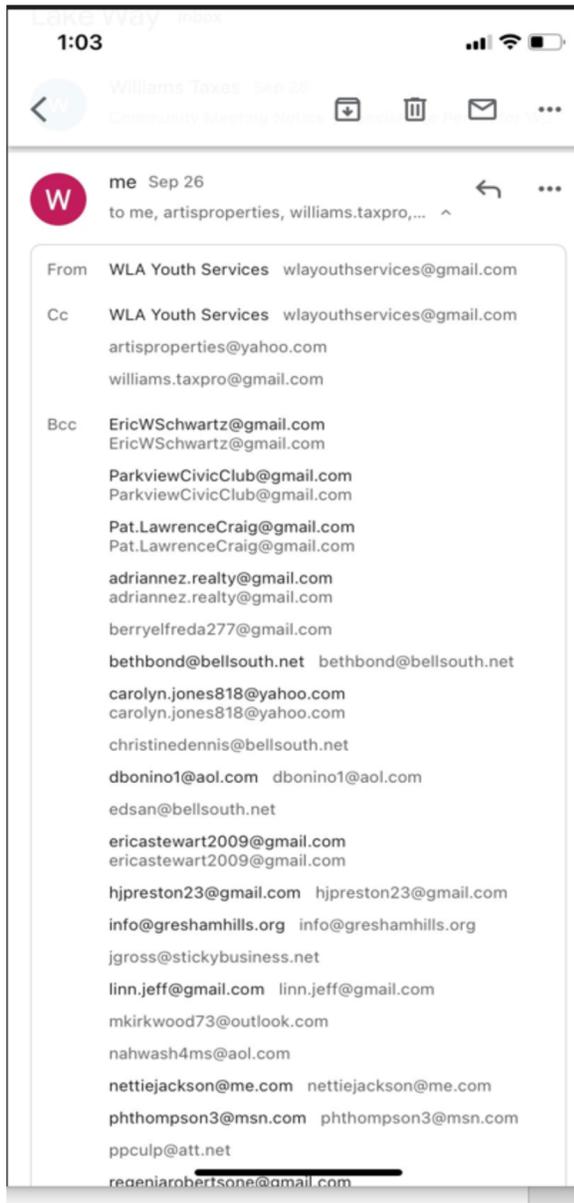
[RE: Community Meeting - Proposed Special Use Permit for 2931 Ward Lake Way, Ellenwood GA 30294](#)

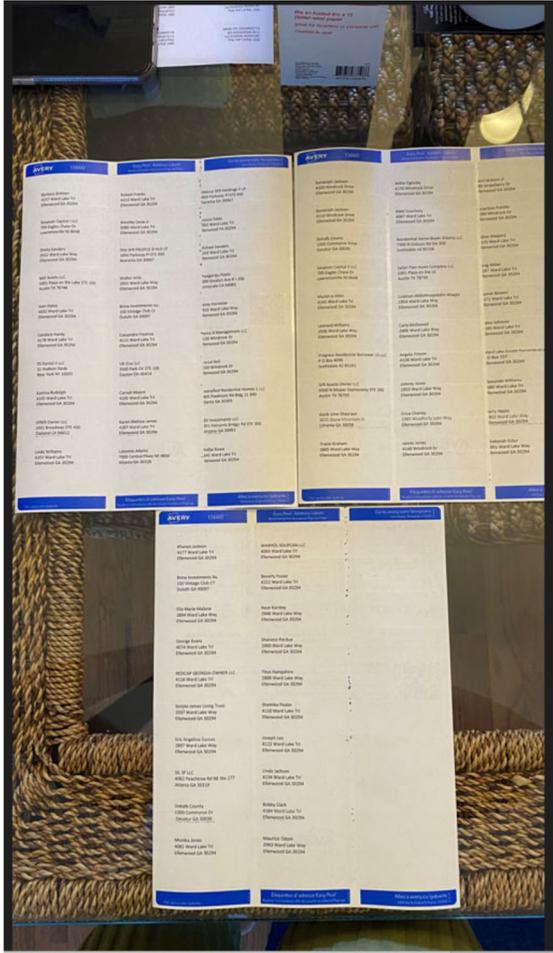
Dear Property Owners,

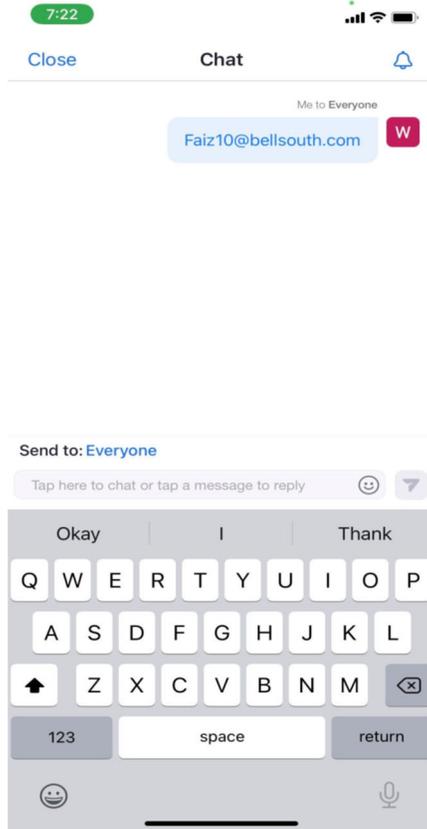
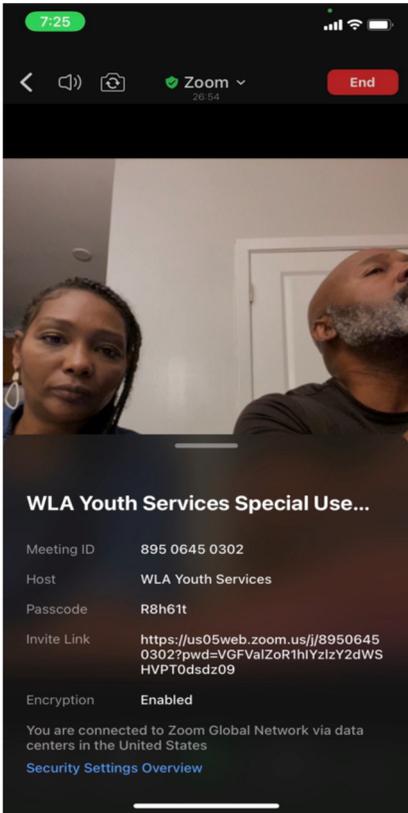
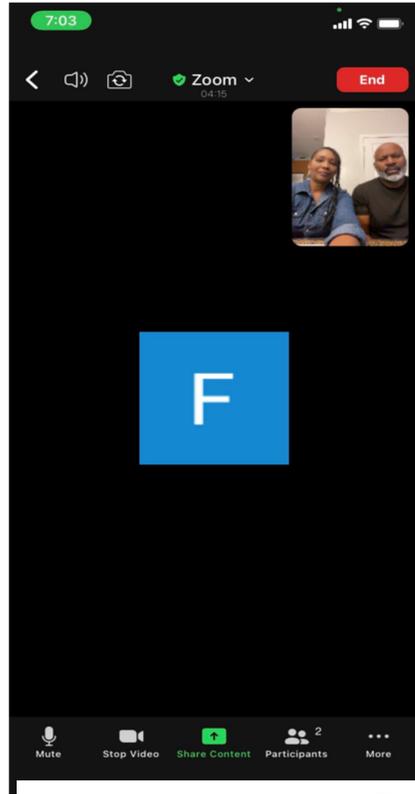
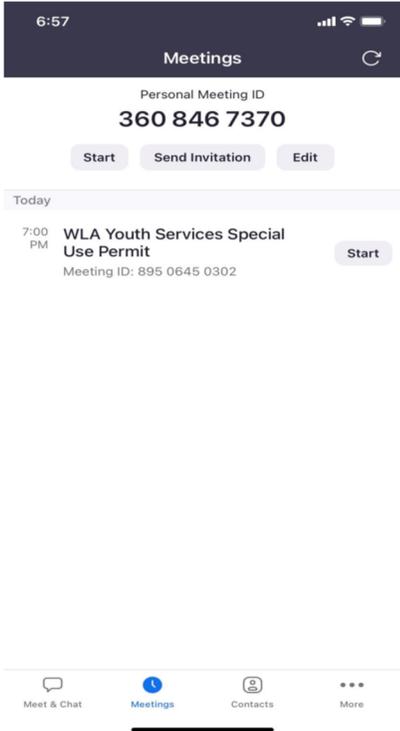
We would like for you to join our Zoom meeting on Thursday, October 13th, at 7:00 pm to 8:00 pm to discuss our application for a Special Use Permit for the property located at [2931 Ward Lake Way, Ellenwood GA 30294](#). The main purpose of this special use permit is to operate a Child Caring Placement for special needs children. To find out more about the project or ask questions please see meeting details below:

YOU ARE INVITED TO A SPECIAL USE PERMIT MEETING

WLA Youth Services/Walter Artis and Felicia Williams are inviting you to a scheduled Zoom meeting.







WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

Letter of Application and Impact Analysis

WLA Youth Services LLC is requesting a Special Land Use Permit from Dekalb County to operate a Child Caring Institution (CCI) specialty group home for youths between the ages of 14 years old and 21 years old. The demographics of the youths in our program are described as youths with developmental disabilities. Most commonly, youths with intellectual disabilities, autism spectrum disorder, down syndrome or cerebral palsy. The youths in this program are children with special needs who need 24 hour/7 days a week care and supervision. These youth are not considered high risk for crime or any other serious offenses and do not pose a threat to themselves or the community.

Purpose of the House: Our facility is a 2-story home containing 3 bedrooms 2.5 baths that will allow our program to house a maximum of six (6) youths. Two youth per room with 3 youths per bathroom. Our program provides 24 hours a day, 7 days a week supervision covered by our site staff as well as live 24 hour security camera system for additional support. All coverage will be performed by four (4) site staff members working ten (10) hour rotating shifts, a program director and life coach. Both the Program Director and Life Coach will make multiple site visits throughout the week to oversee the supervision of the youths within the home. Rest assured the youths in this program will always have full supervision 24 hours a day. Each site staff member as well as the program director and life coach are trained and certified in fire safety and CPR. Additionally, our home is equipped with (2) fire extinguishers, fire alarms, exit signs and smoke detectors directly hardwired into law enforcement and the fire department.

Parking: The location can hold up to four (4) cars in the parking spaces (driveway) and two (2) cars in the garage. On each shift there will not be more than two cars parked in the parking spaces per day.

Before Mr. Walter Artis and Ms. Felicia Williams can start this program, they are required to obtain housing zoned (special land use permit) with a capacity of six (6) youths and young adults and must also obtain a Residential Child Care Licensing (RCCL) for operations in the state of Georgia within all counties and cities only. Mr. Walter Artis and Ms. Felicia Williams must submit a copy of the zoning (Special Land Use Permit) letter and the Fire Marshall Inspection before they are allowed to obtain licensing from Residential Child Care Licensing (RCCL) and Office of Provider Management (OPM). The average time frame to complete this process is twelve (12) months and therefore we would like to get approval for zoning so that we can move forward with all the other prerequisites for the program application and paperwork submission. All contracts from the Office of Provider Management (OPM) are given twice per year – July/October. All applications are accepted by the Office of Provider Management (OPM) in November 2022 and February 2023.

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

Home Data



Location Address: 2931 Ward Lake Way, Ellenwood, Georgia 30294

Siding Home with three exits – Single Family Home

Parking Spaces for 4 to 6 Cars in front of House

3 Bedrooms/2 ½ Bathrooms

Total Square Feet: 1240 sq ft

Other relevant information regarding Special Land Use Permit request:

1. No HOA Presence
2. After pre-application meeting letters/notification sent to all home owners within 500 feet of 2931 Ward Lake Way
3. Meeting Held October 13, 2022 @ 7:00 pm – No opposition to move forward with plan

Statement of Conditions Discussion with Neighborhood

The special land use permit discussion was held via Zoom on October 13, 2022 at 7:00 pm. There was 100% approval from the homeowners that attending the meeting. The homeowners were concerned with property values going down and insurance rates going up. Mr. Walter Artis and Felicia Williams were able to explain to the group that this was only for a special land use permit and that it would not impact property value or insurance rates of the properties.

Property taxes and insurance: We have owned a home in this community for several years and are fully vested in the property value and community safety. It is important to note we are applying for a Special Land Use Permit and this permit does not and will not impact property values,

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

property taxes or insurance rates of the properties. This project will not create any adverse impacts to any adjoining properties because the facility will operate as a normal home in the community.

Parking and Traffic: Our home can hold up to four (4) cars in the driveway parking spaces and two (2) cars in the garage. There will be at least one vehicle parked in the driveway at all times. This vehicle will belong to the site staff working their shift. The program director and life coach's vehicles will also frequently park in the driveway to conduct site visits and transport the youth to doctor's appointments. This project will have minimal to no impact on the neighborhood and surrounding areas in regards to traffic volume/congestion, noise, smoke, odor, dust or vibration generated by the proposed use. Our only anticipated traffic slow will occur during the shift changes of our onsite staff members.

Expected launch date is July 2023 tentatively.

Impact Analysis

Criteria: Sec 27-7,4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yard, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located. **The land area for use for this project is adequate for the proposed use for this property. The program requires a minimum of 3-4 bedrooms with each room with an appropriate 80 sq feet. With a total of 1240 sq feet no expansion will be needed for this project.**
- B. Compatibility of the proposed use with adjacent properties and land use and other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use. **The project will have minimal on the neighborhood and surrounding areas in regards to traffic volume/congestion, noise, smoke, odor, dust or vibration generated by the proposed use. On each shift there will only be one staff so only one car will be**

WLA YOUTH SERVICES LLC

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2931 Ward Lake Way

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Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

parked on the premise with the maximum being two vehicles (when program director or life coach conducts onsite visits). The program director and life coach's vehicles will also frequently park in the driveway to conduct site visits and transport the youth to doctor's appointments.

- C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic-carrying capacity), and utilities to serve contemplated. **Traffic slow will only occur every ten (10) hours when sifts are changed and this will not impact the flow of traffic or cause any disturbance of traffic, no noise nor community traffic problems for the neighborhood. Based on the staffing needs only two cars will be on the property at any given time.**

- D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area. **The impact traffic on the public street will be minimal since doctors' appointments and outside visits by the six (6) residents will be done by the staff on call for that shift. No extra transportation will be needed to cause any type of congestion for traffic. The parking space at the location has the capacity for four (4) vehicles and the enclosed garage can also accommodate two (2) extra cars.**

- E. Adequacy of 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. **The location has four (4) open parking spaces at which the staff on shift car's will be parked in the garage to ensure the fire, police or any other emergency vehicle can easily access the premises this will ensure that there is safe and easy access to the property in case of an emergency.**

- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use. **No! This project will not create any adverse impact upon any adjoining land because the facility will be operated just like a normal home with the residents' rules and regulations monitored by 24/7 care team and camera. The program director will conduct daily announced and unannounced visits to the premise and will ensure that the youths in this program are cared for in the manner that will not cause any issue for the community. Daily schedule activities and supervision will be an important integral part of the program schedule.**

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. **Yes the property is within the line of the proposed requirement for use as a group home description needed for CCI requirements.**
- H. Whether the proposed use is consistent with the policies of the comprehensive plan. **Yes! The proposed use is consistent with the policies of the comprehensive plan for a CCI program for use in DFCS specialty care program.**
- I. Whether there is adequate provision of refuse and services areas. **Yes! There is adequate provision of refuse and service area for all incoming and outgoing service providers. The front garbage receptacle will be the main area of intake and outtake for all refuse and services. This will be structured on a weekly basis once per week.**
- J. Whether the length of time for which the special land use permit is granted should be limited in duration. **No! The property will be used perpetually as a group home and will be legacy home for descendants of the property.**
- K. Whether 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 the adjacent and nearby lots and buildings, and whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height. **There will be no external modifications to the house width or height for this project. All modifications are internal, expanding doors, showers installing a ramp for wheelchair access and ensure that the backyard is enclosed.**
- L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources. **No changes will be made to the house or property for this project.**
- M. Whether the proposed use satisfies the requirements contained in within the Supplemental Regulations for such special land use permit. **Yes! The proposed use satisfies the requirements the requirements contained within the Supplemental Regulations for this permit.**
- N. Whether the proposed use would be consistent with the needs of the neighborhood of the community as a whole, be compatible with the neigh, and would not be in conflict with the overall objectives of the comprehensive plan. **The structure of the program will be managed as a home and no external signs or reference to a business will be visible to the neighborhood or community. The program's main goal is to provide room, board and watchful oversight for youths with special needs for long**

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLYouthServices@gmail.com and Williams.Taxpro@gmail.com

term care with twenty-four (24) hours services daily. The age range of the clients will be between twelve (12) to eighteen (18) years old. These youths can be approved to stay in extended care until twenty-one (21) years old. This home will not be remodeled to change any building structure or physical appearances of the home to conflict with the current community style. No trees or plants will be removed. No pool or water feature will be installed. Based on the requirements for a special land use permit this home does satisfy those requirements as stated in the CCI regulations.

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

**Please read through the Supplemental Regulations for Child Care Institutions below.
We need responses to both D & E:**

D. Child caring institutions, general requirements. 1. Each child caring institution must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution must display its State-issued license(s) and/or permit(s) in plan view, visible from the front driveway of the facility. 2. No child caring institution may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located. **In compliance with the rules and regulations of the Child Care Institutions (CCI), WLA Youth Services LLC intends to be in full compliance with the above requirements after the zoning is approved and the appropriate paperwork is submitted to the state for approval of a license for such business as described in the rules and regulations of the CCI rules for Child Care Institutions.**

E. Child caring institutions, group (4-6 children). 1. Two (2) copies of complete architectural plans for the subject group child caring institution, signed or sealed by a registered architect, shall be submitted to the director of planning prior to the issuance of a building permit or business license. 2. Each group child caring institution must provide at least four (4) parking spaces within the driveway, garage or carport, and must comply with any applicable requirements in Article 6. **WLA Youth Services LLC intends to be in full compliance with all the rules and regulations as stated and will be including all the required paperwork with the package for review by the permitting office. The structure of the house is now setup with (4) parking spaces within driveway.**

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: _____

TO WHOM IT MAY CONCERN:

(I), (WE) _____
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Name of Agent or Representative

to file an application on (my), (our) behalf.

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling of this application?

Yes _____ No X *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Walter Carter
Felicia Williams

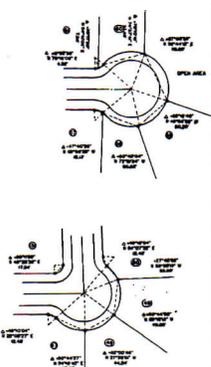
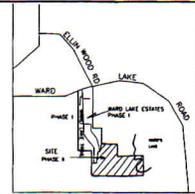
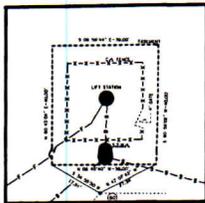
Signature of Applicant /Date

Check one: Owner X Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

STORM DRAINAGE PIPE CHAIN NO.	DATE	LENGTH	TYPE
(1)	(2)	(3)	(4)
17	01	80.00	RCCP
18	01	80.00	RCCP
19	01	80.00	RCCP
20	01	80.00	RCCP



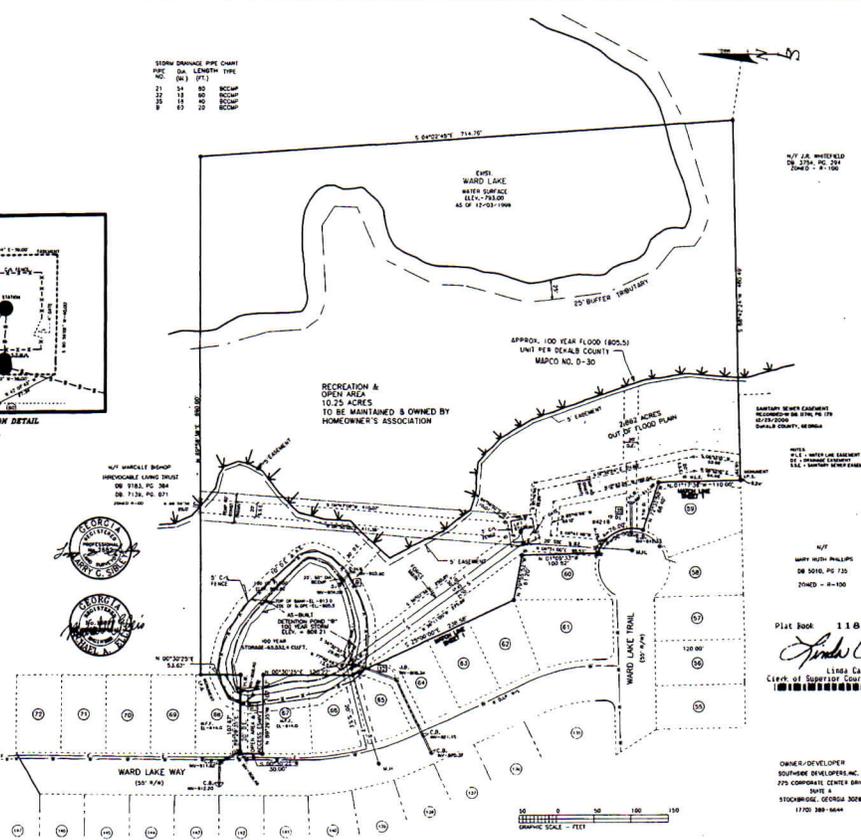
THE FIELD REPRESENTATION OF THIS PLAT IS MADE BY THE SURVEYOR AND IS SUBJECT TO THE FIELD CONDITIONS AT THE TIME OF SURVEY. THE SURVEYOR'S RESPONSIBILITY IS LIMITED TO THE ACCURACY OF THE FIELD REPRESENTATION AND DOES NOT EXTEND TO THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT'S REPRESENTATIVE.

ENGINEER AND DESIGNER: *James D. Sibley*
 (Seal: JAMES D. SIBLEY, P.E., No. 11111)

OWNER'S ACKNOWLEDGMENT: IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND WILL BE PREPARED IN CONFORMANCE WITH THE APPLICABLE STATUTES AND REQUIREMENTS OF LAW.

DATE: 11/27/2000
 (Seal: JAMES D. SIBLEY, P.E., No. 11111)

SIBLEY SURVEYING, INC.
 1500 W. 10TH ST., SUITE 100
 OKLAHOMA CITY, OKLAHOMA 73106
 PHONE: (405) 761-1111
 FAX: (405) 761-1112



Plot Book 118 pg 182
Linda Carter
 Clerk of Superior Court DeKalb Co., GA

RECORDED IN PLAT BOOK _____ PAGE _____

FINAL PLAT OF WARD LAKE ESTATES PHASE II
 LOCATED IN LAND LOT 9, 15TH DISTRICT DEKALB COUNTY, GEORGIA
 DATE: 11/27/2000 SCALE: 1" = 50'
 JOB NO. D97039 DCR NO. 98089802
 SHEET 2 OF 2

OWNER-DEVELOPER
 SOUTHEAST DEVELOPERS, INC.
 770 CORPORATE CENTER DRIVE
 SUITE 4
 STOCKBRIDGE, GEORGIA 30281
 (770) 388-8444

CONTRACT NO. 01-1340





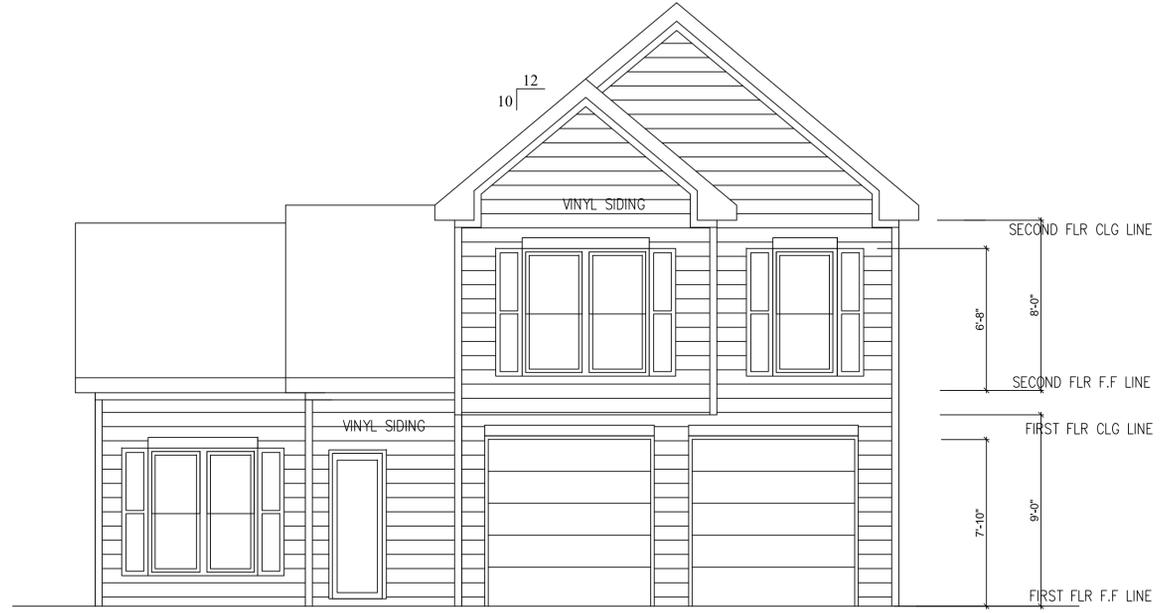
THESE PLANS ARE LICENSED TO W.A. JOLITH SERVICES
 ANY REUSE OF THESE PLANS WITHOUT PERMISSION OF
 R DESIGN CONSULTANTS IS NOT PERMITTED.

REVISIONS	DATE	PROJECT NO.	SCALE	SHEET NO.
1	9-23-22	2022-70	AS SHOWN	
2				
3				
4				

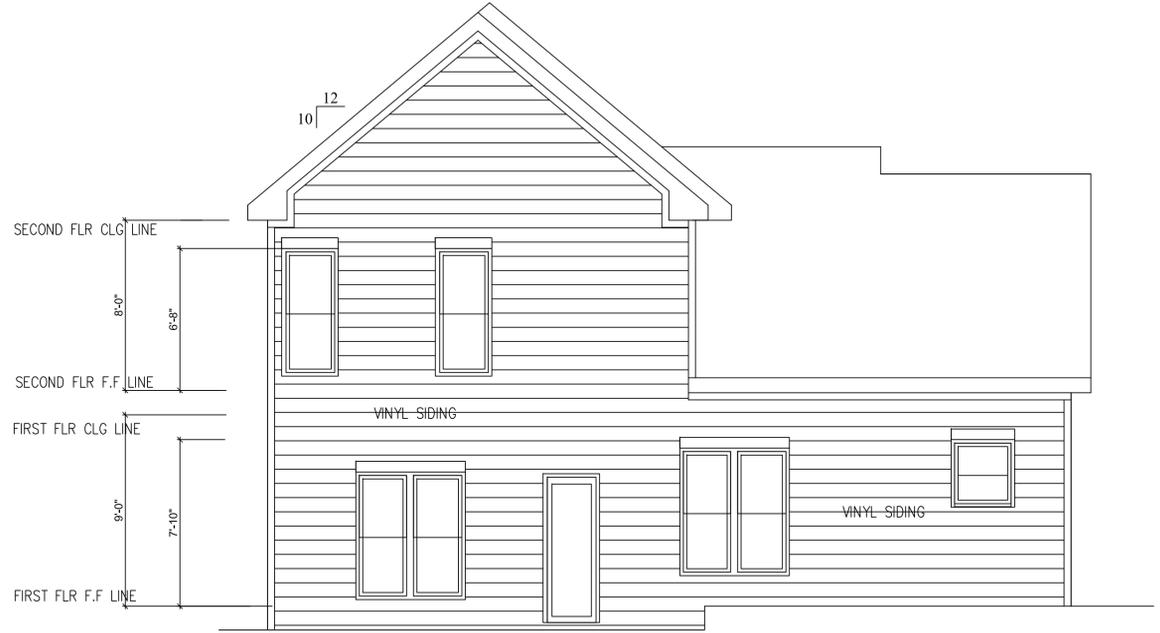
R DESIGN CONSULTANTS
 3220 KIMBERLY RD NW
 KENNESAW GA, 30144
 T - 678.698.7690
 laredge@gmail.com



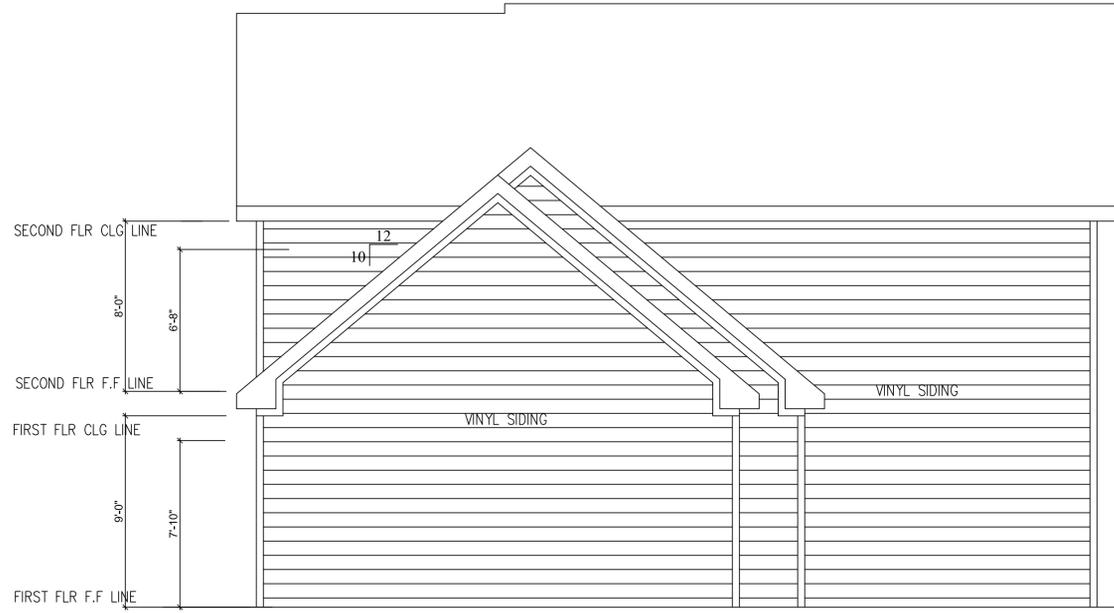
NOT RELEASED FOR CONSTRUCTION



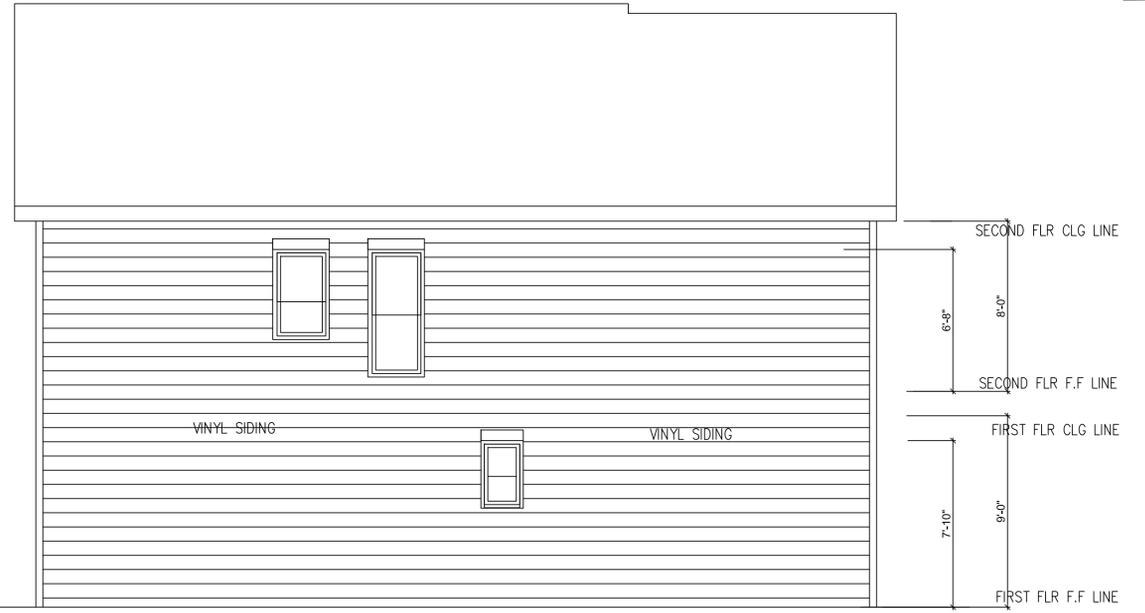
1
A2
FRONT ELEVATION
1/4" = 1'-0"



3
A2
REAR ELEVATION
1/4" = 1'-0"

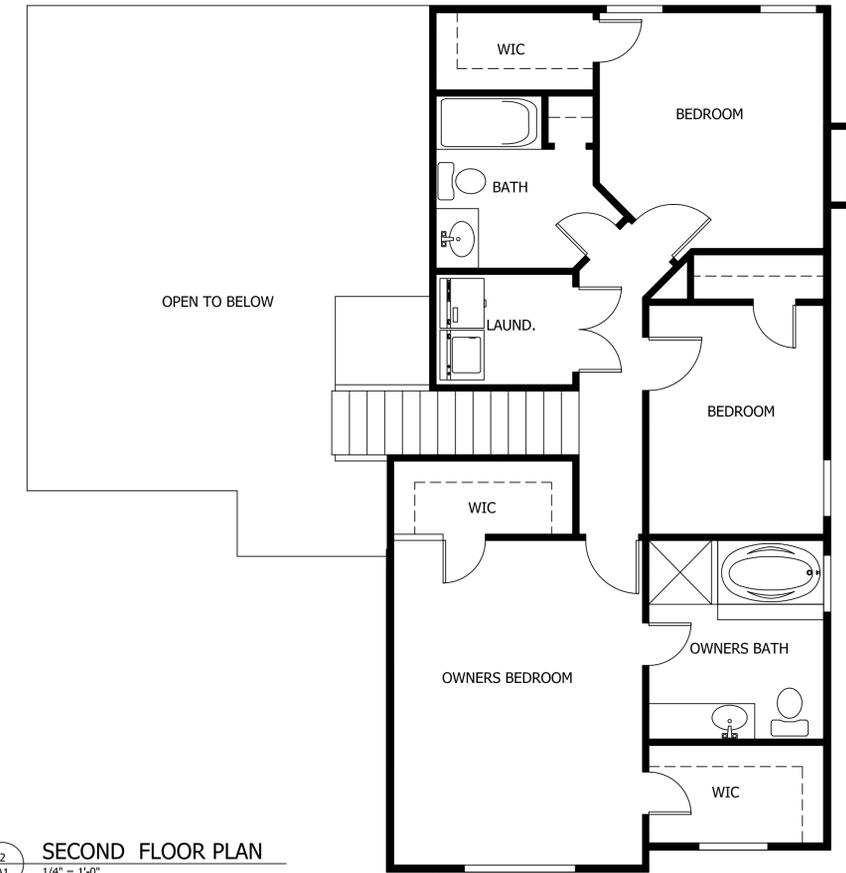
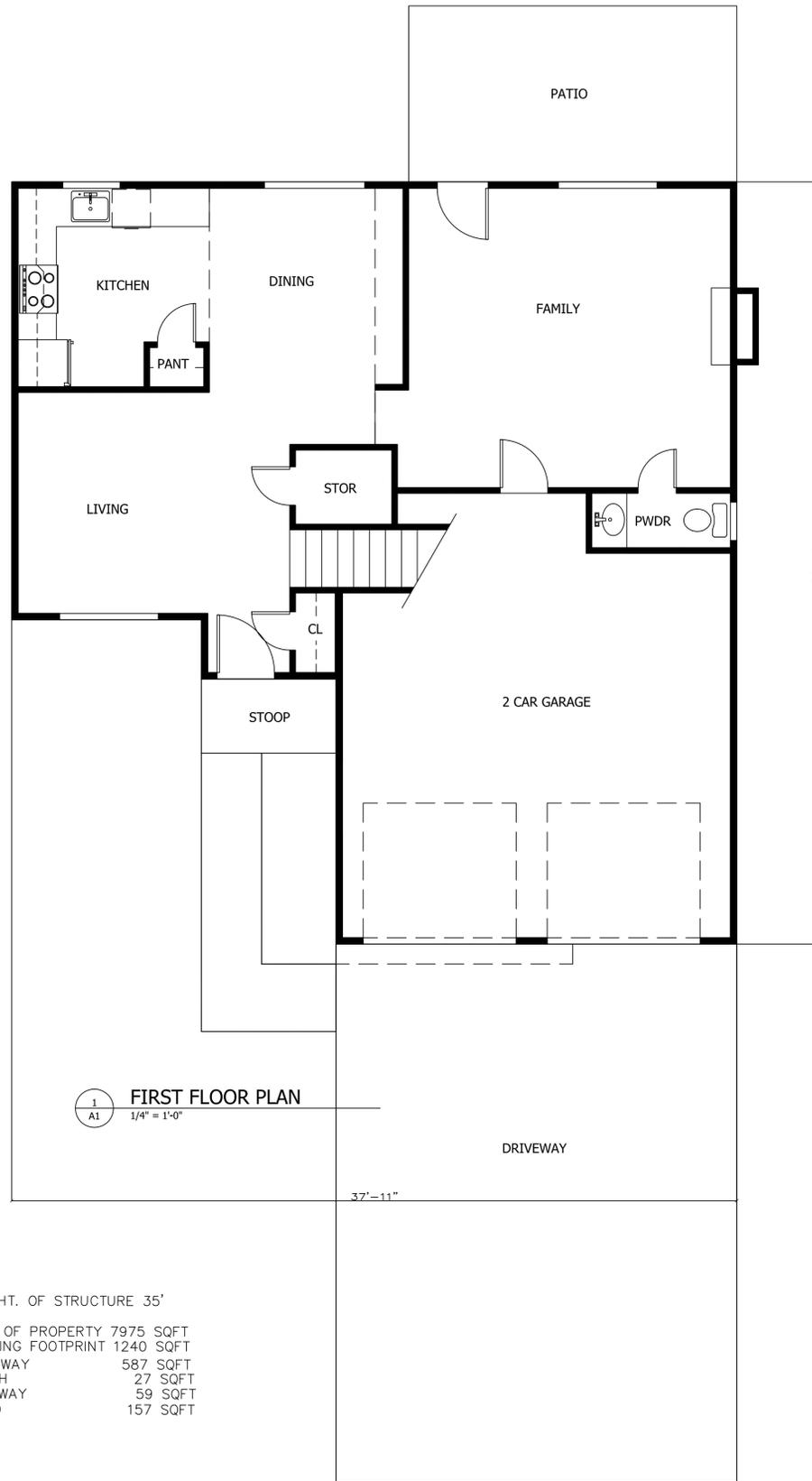
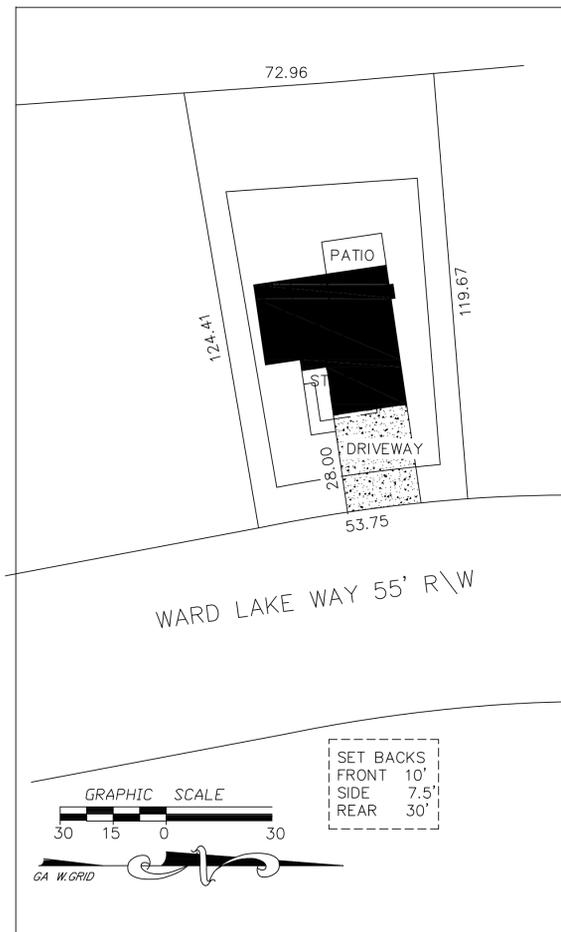


3
A2
LEFT ELEVATION
1/4" = 1'-0"



4
A2
RIGHT ELEVATION
1/4" = 1'-0"

2931 Ward Lake Way, Ellenwood Georgia 30294



AREA OF PROPERTY	7975 SQFT
BUILDING FOOTPRINT	1240 SQFT
DRIVEWAY	587 SQFT
PORCH	27 SQFT
WALKWAY	59 SQFT
PATIO	157 SQFT

THESE PLANS ARE LICENSED TO W.A. LARREDGE SERVICES, INC. ANY REUSE OF THESE PLANS WITHOUT PERMISSION OF R DESIGN CONSULTANTS IS NOT PERMITTED.

DATE	9.23.22	SCALE	AS SHOWN	PROJECT NO.	2022-70
REVISIONS	1	SCALE	AS SHOWN	SHEET NO.	A1
	2	SCALE	AS SHOWN		
	3	SCALE	AS SHOWN		
	4	SCALE	AS SHOWN		

R DESIGN CONSULTANTS

3220 KIMBERLY RD NW
KENNESAW GA, 30144
T - 678.698.7690
laredge@gmail.com



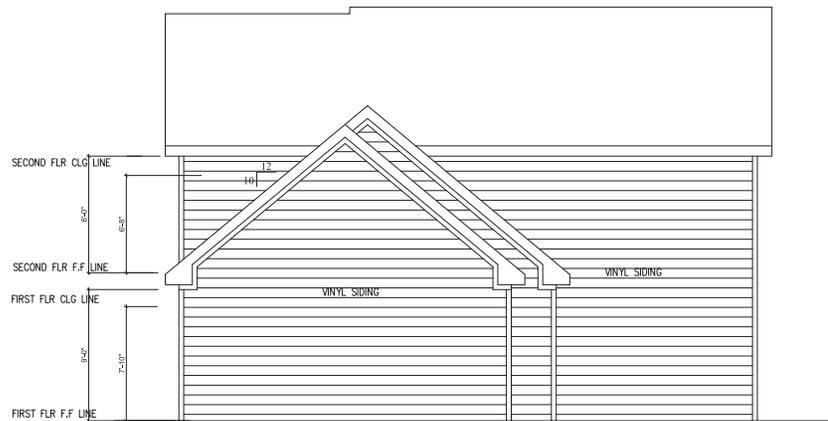
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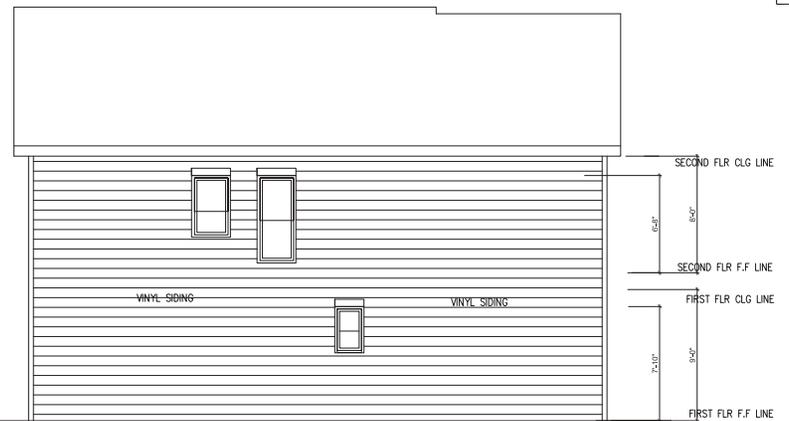
1
A2 1/4" = 1'-0"



3
A2 1/4" = 1'-0"



1
A2 1/4" = 1'-0"



4
A2 1/4" = 1'-0"

THESE PLANS ARE LICENSED TO M.A. VAIL SERVICES
 ANY OTHER USE OF THESE PLANS WITHOUT PERMISSION OF
 A DESIGN CONSULTANT IS NOT PERMITTED.

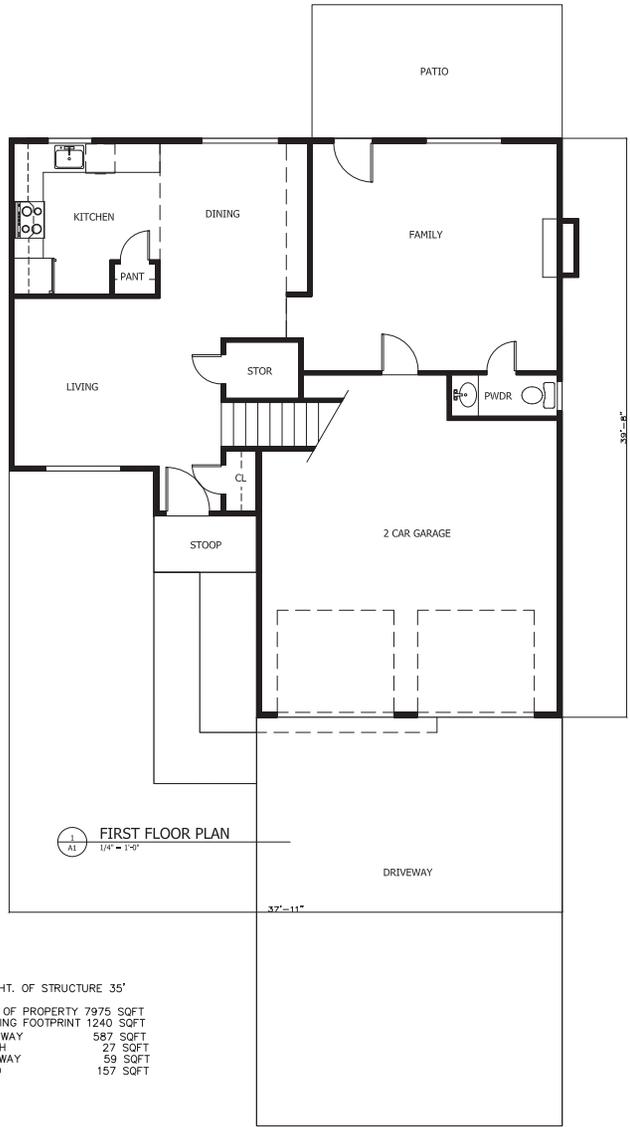
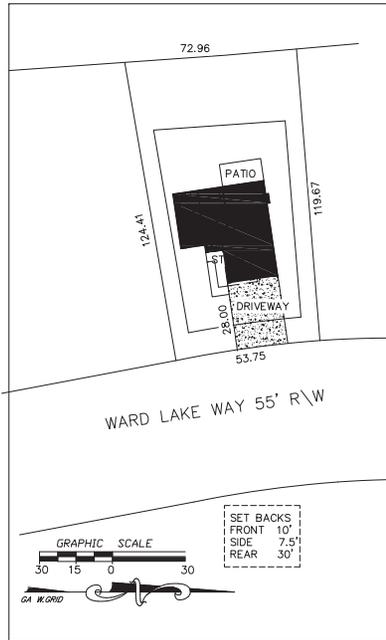
REVISION	DATE	BY	CHK
1			
2			
3			
4			

PROJECT NO. 2023-70
 SHEET NO. A2
 NOT RELEASED FOR CONSTRUCTION

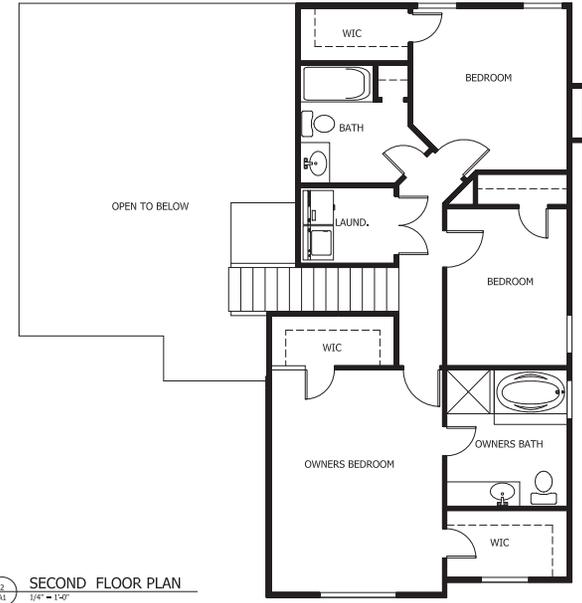
R
 DESIGN CONSULTANTS
 3220 KIMBERLY RD NW
 KENNESAW GA, 30144
 PH: 678.598.7890
 info@rdesignconsultants.com



2931 Ward Lake Way, Ellenwood Georgia 30294



MAX HT. OF STRUCTURE 35'
 AREA OF PROPERTY 7975 SQFT
 BUILDING FOOTPRINT 1240 SQFT
 DRIVEWAY 587 SQFT
 PORCH 27 SQFT
 WALKWAY 59 SQFT
 PATIO 157 SQFT



2 A1 SECOND FLOOR PLAN
 1/4" = 1'-0"

THESE PLANS ARE LICENSED TO M.A. VIGIL SERVICES
 ANY REVISIONS TO THESE PLANS WITHOUT PERMISSION OF
 A DESIGN CONSULTANT IS NOT PERMITTED

RDESIGN CONSULTANTS

3220 KIMBERLY RD NW
 KENNESAW GA, 30144
 Phone: 770.598.7890
 info@rdesignconsultants.com

REV#	DATE	BY	CHK
1			
2			
3			
4			

PROJECT NO: 2023-70
 SHEET NO: A 1
 SCALE: RC

2931 Ward Lake Way, Ellenwood Georgia 30294

NOT RELEASED FOR CONSTRUCTION

Property Address:
2931 Ward Lake Way, Ellenwood, GA 30294

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lot 9, 15th District, DeKalb County, Georgia, being known as Lot 138, Ward Lake Estates, Phase II, as per plat recorded at Plat Book 118, Page 101-102, DeKalb County, Georgia Records. Said plat being incorporated herein by reference thereto.

Parcel ID Number: 15 009 05 032.
Subject to any Easements or Restrictions of Record.

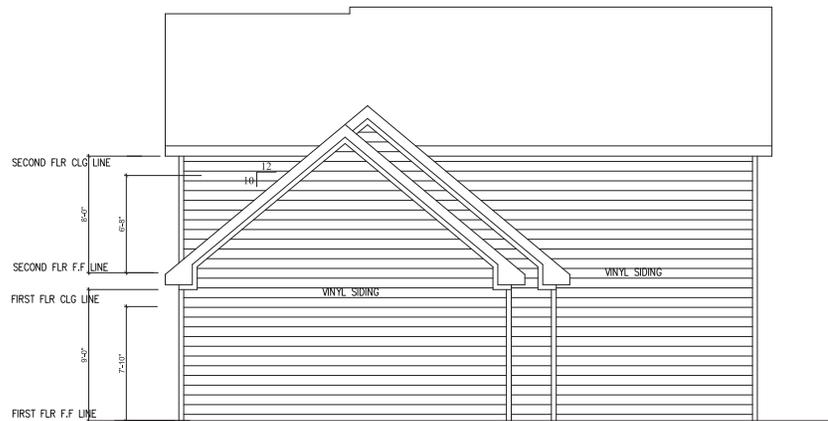




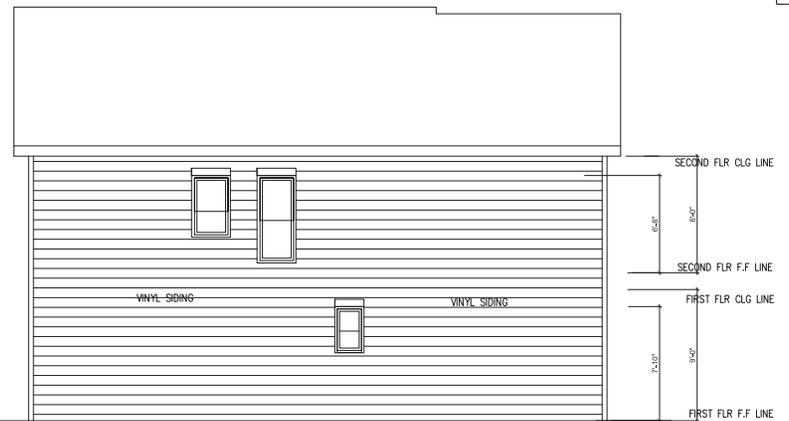
1
A2 1/4" = 1'-0"



3
A2 1/4" = 1'-0"



1
A2 1/4" = 1'-0"



4
A2 1/4" = 1'-0"

THESE PLANS ARE LICENSED TO M.A. KELLY SERVICES
 ANY OTHER USE OF THESE PLANS WITHOUT PERMISSION OF
 A DESIGN CONSULTANT IS NOT PERMITTED.

REVISION	DATE	BY	CHK
1			
2			
3			
4			

PROJECT NO. 2023-70
 SHEET NO. A2
 NOT RELEASED FOR CONSTRUCTION

R
 DESIGN CONSULTANTS
 3220 KIMBERLY RD NW
 KENNESAW GA, 30144
 PH: 678.598.7890
 info@rdcsa.com



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Walter Artis and Felicia Williams_ Phone: _404-483-0421_ Email: williams.taxpro@gmail.com

Property Address: _2931 Ward Lake Way, Ellenwood, Georgia, 30294_____

Tax Parcel ID: _15 009 05 032 _____ Comm. District(s): _3&6 _____ Acreage: _____ 0.18 _____

Existing Use: _____ Single family _____ Proposed Use _____ CCI (4-6, group) _____

Supplemental Regs: _____ 4.2.41 _____ Overlay District: _____ No _____ DRI: _____ No _____

Special Land Use Permit: Yes No _____ Article Number(s) 27-_____

Special Land Use Request(s) _____ operate a group CCI (4-6 children) within an RSM zoning district.

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: _____ PC: _____ BOC: _____

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

Zoning Conditions: _____ Community Council Meeting: _____ Public Notice, Signs: _____

Tree Survey, Conservation: _____ Land Disturbance Permit (LDP): _____ Sketch Plat: _____

Bldg. Permits: _____ Fire Inspection: _____ Business License: _____ State License: _____

Lighting Plan: _____ Tent Permit: _____ Submittal Format: **EMAIL to**

RLBRAGG@DEKALBCOUNTYGA.GOV in 1 PDF document

Comments: _____ Required floor plans signed by architect/design professional for business license

Planner: _____ Rachel Bragg _____ Date _____ 08.22.22 _____

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00

LAND USE MAP AMENDMENT \$500.00

SPECIAL LAND USE PERMIT \$400.00