



DeKalb County Department of Planning & Sustainability

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

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

**Planning Commission Hearing Date: January 9, 2024
Board of Commissioners Hearing Date: January 25, 2024**

STAFF ANALYSIS

Case No.:	SLUP-24-1246746	Agenda #: 2023-1430
Address:	4077 Flat Shoals Parkway	Commission District: 03 Super District: 06
Parcel ID(s):	15-090-01-011	
Request:	Special Land Use Permit (SLUP) to allow for a Community Living Arrangement (CLA) in the NS (Neighborhood Shopping) Zoning District and Tier 2 of the I-20 Overlay District.	
Property Owner(s):	Alex Stubbs	
Applicant/Agent:	Theresa H. Walcot-Ceesay	
Acreage:	1	
Existing Land Use:	Group home (CCI) for young males	
Surrounding Properties:	North: I-20 Overlay Tier 2, R-100, RSM, C-1 East: I-20 Overlay Tier 2, NS, RSM, OI South: I-20 Overlay Tier 2, MU-4, OI, MR-2 West: I-20 Overlay Tier 2, MU-4, C-1, NS	
Comprehensive Plan:	Neighborhood Center, Candler Road/ Flat Shoals Parkway Livable Centers Initiative	
	Consistent	Inconsistent X

Staff Recommendation: Denial.

The applicant, Theresa Walcot-Ceesay of St. Dominic Savio Motivational Place, Inc., is seeking a Special Land Use Permit (SLUP) to operate a community living arrangement (CLA) for four (4) adults with intellectual and developmental disabilities (IDD) in the Neighborhood Shopping (NS) Zoning District and within Tier 2 of the I-20 Overlay District. CLA is defined as “an establishment licensed by the State of Georgia and provides a residence for adults receiving care for mental health, development disabilities, and/or addictive diseases.” Currently, the applicant operates a Group Child Caring Institution (CCI) facility for six (6) boys ages 12-17 at the subject site. As part of the transition, the applicant has stated coordination with case workers to re-home the remaining child(ren) and (if approved) begin the process to apply for the IDD CLA with the State of Georgia. The applicant has stated there will be no overlap between the two (2) operation types.

The applicant has provided a floor plan of a 2,094 square foot single-family dwelling with four (4) bedrooms, two (2) bathrooms, a dining room, and a living space with an attached covered two-car carport and driveway. The ingress and egress provide space for a vehicle to safely maneuver before exiting onto Flat Shoals Parkway and will not cause increase of traffic or create congestion in the area. The driveway and carport appear to be sufficient to accommodate at least four (4) vehicles, as required by the supplemental regulations in *Section 4.2.41 Personal Care Homes (four (4) to six (6))* of the *Zoning Ordinance*. It may be of importance to note that there are two (2) existing personal care homes within two hundred (200) feet of the subject site (4047 and 4093 Flat Shoals Parkway). However, the 1,000-foot distance requirement, as stated in the supplemental regulations of *Section 4.2.41 (B3)*, does not apply to the NS Zoning District. Therefore, all supplemental regulations appear to be met. There will be 24-hour care provided, and adverse impacts based on the manner and time of operation will be minimal.

Tier 2 of the I-20 Overlay District is intended to provide a medium intensity mix of land uses which wrap around the high intensity areas close to the I-20/I-285 Interstates. Tier 2 is comprised of two (2) activity centers and multiple Livable Centers Initiatives (LCIs). Specifically, the subject site falls within the *Candler Road/Flat Shoals Parkway LCI*. The LCI aims to enhance development along Flat Shoals Parkway through parcel consolidation for infill development, increased pedestrian accessibility, and leveraging existing institutions and employment (*Candler Road/Flat Shoals Parkway LCI*, pages 96-97). The applicant's request does not appear to enhance the goals and vision of the LCI. Furthermore, a small neighborhood retail node is envisioned for the intersection of Flat Shoals Parkway and Clifton Springs Road located eight hundred (800) feet from the subject site (LCI, page 96). As proposed, the request does not add density or development as encouraged within the LCI or the designated Neighborhood Center (NC) character area. NC refers to an area within a community that is designated for a mix of commercial, retail, and residential uses that serve local neighborhoods (*2050 Unified Plan*, 35).

The subject site may not be appropriate for the proposed change in use. With an underlying NS zoning designation for the subject property and adjacent properties in the vicinity, many of these formerly residential properties have transitioned to intended neighborhood scale nonresidential uses, including retail, beauty salons, a wellness shop, and a late-night establishment. The proposed residential/institutional use may impede the continued commercial transition along a major arterial road. Moreover, directly south of the subject site, a four hundred and sixty-seven-unit (467) unit mixed use project is underway. The project will include both multi-family and townhomes with approximately thirty-five thousand (35,000) square feet of retail and restaurant space. This redevelopment may lead to additional opportunities along Flat Shoals Parkway, which

may be more in line with both the character area and the LCI than the current proposal. Therefore, upon review of *Section 7.4.6 (G and H) of the Zoning Ordinance*, staff recommends denial of the Special Land Use Permit request. However, should the SLUP request be approved, Staff offers the following recommended conditions for consideration:

1. The SLUP shall expire September 2025 and must be renewed before the expiration date.
2. Applicant(s) must comply with Sec. 4.2.41 of the *Zoning Ordinance* for personal care homes.
3. The PCH/CLA shall be limited to a maximum of four (4) individuals.
4. The special land use permit shall be issued to Theresa H. Walcot-Ceesay and shall not be transferrable.
5. 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.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:
PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: SLUP-24-1246746

Parcel I.D. #: 15-090-01-011

Address: 4077 Flat Shoals Parkway, Decatur, GA 30034

Drainage Basin: South River

Upstream Drainage Area: N/A

Percent of Property in 100-Year Floodplain: 0%

Impact on property (flood, erosion, sedimentation) under existing zoning: There is no known or reported flood impact on the subject property. Erosion and sedimentation activities are not known to affect the property in its present condition.

Required detention facility(s): Not required for this SLUP application

COMMENTS:

This SLUP application has no impact on existing road and drainage infrastructure.

Signature: _____

12/15/2023

To: LaSonda Hill, Planning and Sustainability

From: Ryan Cira, Environmental Health Director

Cc: Alan Gaines, Environmental Health Deputy

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

	Case #	Location (Address)	Comment 1	Comment 2
N1	SLUP-24-1246742	3684 Seton Hall Way, Decatur, GA 30034	Please review general comments.	
N2	SLUP-24-1246743	2445 Wesley Chapel Road, Decatur, GA 30045	Please review general comments.	No septic indicated.
N3	CZ-24-1246744	5449 Covington Highway, Decatur, Ga 30035	Please review general comments.	No septic indicated.
N4	SLUP-24-1246745	1369 Clairmont Road, Decatur, GA 30033	Please review general comments.	No septic indicated.
N5	SLUP-24-1246746	4077 Flat Shoals Parkway, Decatur, GA 30034	Please review general comments.	No septic indicated.
N6	Z-24-1246747	6826 Covington Highway, Lithonia, GA 30058	Please review general comments.	No septic indicated.
N7	Z-24-1246748	1075 Zonolite Road, Atlanta, GA 30306	Please review general comments.	No septic indicated.
N8	SLUP-24-1246750	2056 Tudor Castle Circle, Decatur, GA 30035	Please review general comments.	No septic indicated.
N9	TA-24-1246761	County-Wide	Please review general comments.	
N10	TA-24-1246762	County-Wide	Please review general comments.	

ZONING COMMENTS DECEMBER 2023

N1. SLUP-24-1246742 - 3684 Seton Hall Way: No comment.

N2. SLUP-24-1246743 - 2445 Westley Chapel Road: No comment.

N3. CZ-24-1246744 - 449 Covington Hwy: Hidden Hills OVD Tier 1. Must meet the requirement of the overlay district. Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. At a minimum, Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N4. SLUP-24-1246745 - 1369 Clairmont Rd: No comment.

N5. SLUP-24-1246746 - 4077 Flat Shoals Rd: No Comment.

N6. Z-24-1246747 - 6826 Covington Hwy: Covington Hwy is SR 12 and required state review and approval prior to permitting. Contact: Cowan, Ashley S ACowan@dot.ga.gov. Covington Hwy is classified as a major arterial. A right of way dedication of 50 feet from centerline OR such that all public infrastructure is within ROW (including streetlighting), whichever greater. The land development code requires a bike facility. Our preference is a 10-foot multiuse path instead of a 4-foot bike lane. The zoning code requires pedestrian scale street lighting.

N7. Z-24-1246748 - 1075 Zonolite Rd: Verify property lines. It appears their plans are not on their property. No other comment.

N8. SLUP-24-1246750 - 2056 Tudor Castle Cir: No comment.

N9. TA-24-1246761 - No Comment.

N10. TA-24-1246762 - 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**

(1) No concerns

- **Flood Hazard Area/Wetlands**

(1) The presence of FEMA Flood Hazard Area was not in the County G.I.S. mapping records for the site.

- **Landscaping/Tree Preservation**

(1) No concerns

- **Tributary Buffer**

(1) Site is part of the South River Basin.



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM

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COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-24-1246746 Parcel I.D. #s: 15-090 01-011
Address: 4077 Flat Shoals Parkway
Decatur, Georgia 30034

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: There aren't any traffic engineering concerns at this time.

Signature: Russell



DeKalb County
GEORGIA

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: Theresa H. Walcot-Ceasay

Daytime Phone: 404-859-3216 E-Mail: dsmp.hr1001@gmail.com

Mailing Address: 5734 Winchester Place
Lithonia, GA 30038

Owner Name: Alex Stubbs

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

Daytime Phone: 404-309-2539 E-Mail: alstub@yahoo.com

Mailing Address: 2390 Glendale Drive
Decatur, GA 30032

SUBJECT PROPERTY ADDRESS OR LOCATION: 4077 Flat Shoals Parkway
Decatur, GA 30034

DeKalb County, GA _____

Parcel ID: 1509001011
Acreage or Square Feet: 1

Commission Districts: 3 & 6

Existing Zoning: NS Proposed Special Land Use (SLUP): X

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

Owner: X Agent: _____

Signature of Applicant:

[Signature] President
Real/Net Investment Inc

[Signature]

ST. DOMINIC SAVIO
MOTIVATIONAL PLACE, INC

October 2, 2023

RE: A Proposal for a Special Land Use Permit (SLUP) at 4077 Flat Shoals Parkway, Decatur, GA 30034

Dear Property Owner,

We would like you to please join our meeting via Zoom on October 21st at 11:00 a.m. to discuss the proposed SLUP of the property located at 4077 Flat Shoals Parkway, Decatur, GA 30034. St. Dominic Savio Motivational Place, Inc. is seeking a SLUP of the property to allow for a Community Living Assistance residence for Intellectually Disabled Adults. The facility is currently a group home for boys, and we have been in operation since October 2018.

Below you will find the meeting schedule information. If you are unable to make it but would like to learn more, please contact the Director, Theresa Walcot-Ceesay at theresa@stdominicsaviomp.org or by phone at 404-859-3216.

Zoom Information log-in information:

Topic: Special Land Use Permit (SLUP)

Time: Oct 21, 2023, at 11:00 a.m.

Join Zoom Meeting

<https://us06web.zoom.us/j/82750441299?pwd=Ihay2rbx9J9V0dYbrqw6eM6GfjEmO.1>

Meeting ID: 827 5044 1299

Passcode: 129088

Telephone

• +1 507 473 4847 US

If you are using the telephone number, please type the Meeting ID number and then the passcode.

Please contact me should there be any questions regarding the meeting.

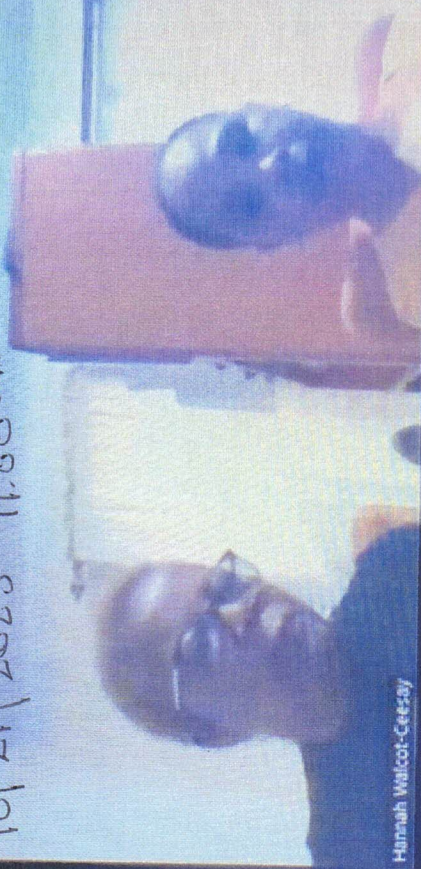
Sincerely,



Theresa Walcot-Ceesay, Director

Roberts

Mrs. Regina Roberts
10/21/2023 11:00 am



Hannah Walcott-Creech

There sa

0:08:35 1:00:30

SLUP Recording 10-21-202...

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only 1 offender

Search

Windows taskbar icons: File Explorer, Microsoft Edge, Microsoft Word, Outlook, Teams, OneDrive, etc.



St Dominic Savio <dsmp.hr1001@gmail.com>

SLUP

4 messages

St Dominic Savio <dsmp.hr1001@gmail.com>

Wed, Oct 4, 2023 at 9:11 PM

To: "berryelfreda227@gmail.com" <berryelfreda227@gmail.com>, bethbond@bellsouth.net, "Pat.LawrenceCraig@gmail.com" <Pat.LawrenceCraig@gmail.com>, "phthompson3@msn.com" <phthompson3@msn.com>, "nettiejackson@me.com" <nettiejackson@me.com>, carolyn.jonessB18@yahoo.com, apringle@bellsouth.net, "TommyTTravisconsulting@gmail.com" <TommyTTravisconsulting@gmail.com>, nahwash4ms@aol.com, "regeniariobertsone@gmail.com" <regeniariobertsone@gmail.com>, "Reid, John" <jreid@dekalbcountyga.gov>

Good evening Commission District 3, hope all is well. Attached is the invitation letter for the community meeting scheduled on October 21, 2023, at 11:00 a.m. I was unable to make up one of the emails - Samuel Smith. Can the letter be forwarded to him or his email address can be sent to me?

St Dominic Savio Motivation Place
Theresa Walcot-Ceesay
404-859-3216

 **SLUP letter for community meeting.docx**
22K**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Wed, Oct 4, 2023 at 9:11 PM

To: dsmp.hr1001@gmail.com

**Address not found**

Your message wasn't delivered to **carolyn.jonessB18@yahoo.com** because the address couldn't be found, or is unable to receive mail.

The response from the remote server was:

552 1 Requested mail action aborted, mailbox not found

Final-Recipient: rfc822; carolyn.jonessB18@yahoo.com

Action: failed

Status: 4.4.2

Remote-MTA: dns; mta6.am0.yahoodns.net. (67.195.228.110, the server for the domain yahoo.com.)

Diagnostic-Code: smtp; 552 1 Requested mail action aborted, mailbox not found

Last-Attempt-Date: Wed, 04 Oct 2023 18:11:19 -0700 (PDT)

Stephanie Simmons
4055 Flat Shoals Pkwy
Decatur, Ga 30034

Federicko Anderson
3271 Flat Shoals Pkwy
Decatur, Ga 30034

Real Net Investments, Inc
2390 Glendale Dr
Decatur, Ga 30032

Cueva Fuentes
4093 Flat Shoals Pkwy
Decatur, Ga 30034

Dhaval Shah
3112 Cedar Crest Way
Decatur, Ga 30034

HOUSING AUTHORITY OF THE COUNTY OF DEKALB
750 COMMERCE DR
STE 201
DECATUR, GA 30030

DIANA COLEMAN
3098 CEDAR CREST WAY
DECATUR, GA 30034

PEARLINA STEWART
3106 CEDAR CREST WAY
DECATUR, GA 30034

MEGAN KINGLER
3211 SHOALS PARK DR
DECATUR, GA 30034

DANNARD WALLAND
3092 CEDAR CREST WAY
DECATUR, GA 30034

TERRY HUBBARD, JR.
3088 CEDAR CREST WAY
DECATUR, GA 30034

MIGUEL LOPEZ
3223 SHOALS PARK DR
DECATUR, GA 30034

ANGELA SMITH
3227 FLAT SHOALS PARKWAY
DECATUR, GA 30034

CHIQUITA STRINGER
3265 SHOALS PARK DR
DECATUR, GA 30034

WILL BANKS
3259 SHOALS PARK DR
DECATUR, GA 30034

RASHAD MUHAMMAD
4056 FLAT SHOALS PKWY
DECATUR, GA 30034

JANIKA HOLDINGS, LLC
4099 FLAT SHOALS PKWY
DECATUR, GA 30034

BURNETTA HOWARD
3129 CEDAR CREST WAY
DECATUR, GA 30034

EYAL ADANYA
14 BUCKNELL DR
PLAINVIEW, NY 11803

TREVOR WILLIS
4113 FLAT SHOALS PKWY
DECATUR, GA 30034

VICTOR ARTEAGA
3149 CEDAR CREST WAY
DECATUR, GA 30034

MAYA KASTORYANO
568 CARRINGTON DR
ALPHARETTA, GA 30005

FLOYD HAIGLER, JR
3143 CEDAR CREST WAY
DECATUR, GA 30034

HUMPHREY MBADUGHA
1157 ALFORD RD
LITHONIA, GA 30058

MARK PIERCE
3107 CEDAR CREST WAY
DECATUR, GA 30034

JANIKA HOLDINGS, LLC
4107 FLAT SHOALS PKWY
DECATUR, GA 30034

OTTO TRACT CO 10, LLC
1261 HAMMOND CREEK TRL
WATKINSVILLE, GA 30677

ARZOO EQBALI
3115 CEDAR CREST WAY
DECATUR, GA 30034

GLENDA CHATHAM
3118 CEDAR CREST WAY
DECATUR, GA 30034

CHARLES BUSH
3111 CEDAR CREST WAY
DECATUR, GA 30034

REAL NET INVESTMENTS, INC
2390 GLENDALE DR
DECATUR, GA 30032

DEKALB COUNTY
1300 COMMERCE DR
DECATUR, GA 30030

MONICA SLACK
3132 CEDAR CREST WAY
DECATUR, GA 30034

CARLOS SMITH, JR
3123 CEDAR CREST WAY
DECATUR, GA 30032

GAIL MARBERRY
3217 SHOALS PARK DR
DECATUR, GA 30034

MASON LIVING TRUST
3279 SHOALS PARK DR
DECATUR, GA 30034

BRASON PARK HOMEOWNERS ASSOCIATION, INC
2120 HIGHWAY 81
LOGANVILLE, GA 30052

4047 FLAT SHOALS PKWY
DECATUR, GA 30034

FLAT SHOALS LIBRARY
4022 FLAT SHOALS RD
DECATUR, GA 30034

3126 CEDAR CREST WAY
DECATUR, GA 30034

St. Dominic Savio Motivational Place
4077 Flat Shoals Parkway
Decatur, Ga 30034

Returned mail

CHIQUITA STRINGER
3265 SHOALS PARK DR
DECATUR, GA 30034

ATLANTA METRO 301
3 OCT 2023 20 5 L

9

NIXIE 300 N7E 1 25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSEE
UNABLE TO FORWARD

SC: 3693441947 *2724.

INT

300349342444



LITHONIA
 3035 STONE MOUNTAIN ST
 LITHONIA, GA 30058-4412
 (800)275-8777

10/03/2023

02:00 PM

Product	Qty	Unit Price	Price
US Flag Bklt/20	2	\$13.20	\$26.40
First-Class Mail® Letter	1		\$0.66
Loganville, GA 30052 Weight: 0 lb 0.30 oz Estimated Delivery Date Thu 10/05/2023 Certified Mail® Tracking #: 70222410000243804135			\$4.35
Total			\$5.01

Grand Total: \$31.41

Debit Card Remit \$31.41
 Card Name: VISA
 Account #: XXXXXXXXXXXX4911
 Approval #: 017724
 Transaction #: 448
 Receipt #: 074733
 Debit Card Purchase: \$31.41
 Card Swiped

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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UFN: 125170-0267
 Receipt #: 840-53000013-1-7226802-1
 Clerk: 07

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Extra Services & Fees (check box, add fee as indicated)

<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$

Total Postage and Fees \$

Sent To
 Street and Apt. No., or PO Box No.
 Logansville Park Homeowners Association, Inc.
 9120 Highway 81
 Logansville, GA 30052
 City, State, ZIP+4

PS Form 3800, April 2013 FSN 7530-02-000-9017 See Reverse for Instructions

7222 2410 0002 4380 4135

This is for the HOA. I sent it as a certified mail, so it can be signed for



LITHONIA
 3035 STONE MOUNTAIN ST
 LITHONIA, GA 30058-4412
 (800)275-8777

10/04/2023

04:29 PM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.66
Atlanta, GA 30327 Weight: 0 lb 0.30 oz Estimated Delivery Date Fri 10/06/2023			
Certified Mail®			\$4.35
Tracking #: 9589 0710 5270 1173 1440 24			
Total			\$5.01

Grand Total: \$5.01

Debit Card Remit \$5.01

Card Name: VISA
 Account #: XXXXXXXXXXXXX4911
 Approval #: 075120
 Transaction #: 973
 Receipt #: 071296
 Debit Card Purchase: \$5.01
 Card Swiped

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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 or scan this code with your mobile device.



CJ

or call 1-800-410-7420.

UFN: 125170-0267
 Receipt #: 840-53000013-2-6575946-2
 Clerk: 30

9589 0710 5270 1173 1440 24

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

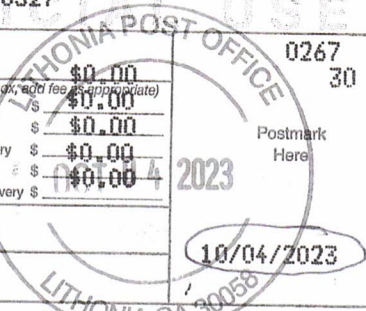
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Atlanta, GA 30327

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Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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3115 Northside Pkwy, NW bld 200
Suite 200, Atlanta, GA 30327

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

This is the new construction. I sent it as a certified mail, so they can sign for it.

SLUP

St Dominic Savio Motivational Place (DSMP), Inc

4077 Flat Shoals Parkway, Decatur, GA 30034

C. Letter of application

1. Letter of application identifying

a) the proposed zoning classification

Community Living Arrangement (CLA)

b) The reason for the rezoning or special use or modification request

(SLUP) due to a single dwelling home in a Neighborhood Shopping Zone. A single dwelling home in a Neighborhood Shopping zone cannot housed three Residents. As per zoning, a CLA residential home must have 4 Residents instead of three in a Neighborhood Shopping, which required a SLUP.

c) The existing and proposed use of the property

We currently have a CCI group home with a capacity of six occupants from ages 12 to 17. The proposed use of the property is to care for Intellectual and Developmental Disability (IDD) Residents.

d) Detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

Floor area – 2094sqft – four bedrooms, two bathrooms, formal living room, family room, formal dining room, and eat in kitchen.

Height of building - Ranch on an unfinished basement. There is also a carport that holds two vehicles and a pavement parking with lots of extra parking.

Number of units - Single family home

Mix of unit types – N/A

Number of employees, manner, and hours of operation

We currently staff 24/7 with the CCI group home and that will be the same for the CLA home. The CLA home will only have four Residents. CCI is 6 to two staff. We also have a night shift staff to monitor the children while sleeping. There will also be a night staff for CLA and requires one staff per shift. Despite of the required staffing, we do use our safety judgement with staffing based on the circumstances for the day. IDD adults can never stay on their own due to their disabilities. We strived for them to living a healthy lifestyle just like us, provide a safe environment including mental and physical well-being.

St Dominic Savio Motivational Place (DSMP), Inc

4077 Flat Shoals Parkway, Decatur, GA 30034

(Optional) statement of conditions discussed with the neighborhood or community, if any.

A letter of invitation via Zoom to attend a neighborhood meeting for discussion of the proposed SLUP was sent via postal mail.

IMPACT ANALYSIS

2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

There will be no modification at the proposed location. The proposed location is already an existing group home and has the required elements that qualifies a CCI group home as well as a CLA home. The requirements for both are the same.

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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The subject site is one acre. The lot is developed with a 2,094-square foot, single- family detached dwelling and a attached covered carport within a neighborhood of similarly sized homes and business. The applicant is not proposing to expand the existing structure's footprint and the property meets the dimensional standards for lot coverage, off street parking, and other applicable requirements of the NS zoning district. The site appears to be adequate for the proposed use including the existing dwelling, 2- car -carport, paved parking, and driveway.

B. Compatibility of the proposed use with adjacent properties and land uses and with 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 property now is a NS, surrounded by homes and businesses. The proposed use is not expected to cause any adverse impacts. The home will have four adults with intellectual and developmental disabilities (I/DD) and will be considered their home. There is adequate parking for caregivers and visitors to the home. There will be an extensive file review of referred individuals (clients) to determine if the individual is a good match for the home and the neighborhood. We want to fit into the neighborhood. The house is not located in a subdivision. Care would be taken to protect the established neighborhood.

C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.

Schools - There will be no impact on public school facilities.

Stormwater management - The applicant does not propose any alterations to the property which would require review of stormwater management.

Water and sewer - DeKalb Watershed Management will complete a full review as part of the process if needed and if the SLUP is approved.

IMPACT ANALYSIS

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 use proposed so as not to unduly increase traffic and create congestion in the area.

There is sufficient traffic-carrying capacity. As the dwelling is currently used as a CCI Group Home and is staffed 24 hours. The change to a CLA home will not change the current traffic flow in either direction. The applicant has a single, unmarked, van parked in the carport, remained parked in the carport, and is used as transportation to and from community outings. One staff member would be on site with the CLA home and that there could be three times per day that staff would change shifts; between 7am-8am, between 3pm-4pm, and between 9pm-10pm." Additionally, an agency contracted by DBHDD will visit the home once a month to audit for compliance and safety. The measurement of the driveway - from the border of the walkway to the driveway – length 64ft, park space – width 40ft (please see driveway photos).

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 subject property's current ingress and egress will not change and is accessible to emergency assistance. When exiting the property, there is space to maneuver a vehicle on the property before attempting to exit onto Flat Shoals Parkway. There is a sidewalk on the street in front of the property for safe walks to and from. The applicant is proposing no modifications to the interior or exterior of the home. The property is located on little under two acres of land, which would also provide adequate access for emergency services vehicles and the DeKalb County Fire Department expressed no concerns regarding access for emergency vehicles with the current CCI home.

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.

The hours of operation will be 24 hours a day, however, shift changes will happen between the hours of 7am-8am, 3pm-4pm, and 9pm-10pm, which is our practice currently. The Residents will not be drivers, so there should be minimal traffic impacts compared to a typical single-family home. The Residents are also not drivers in the current CCI home and the CLA Residents will not be drivers. The applicant has stated the residence shall appear as a single-family home and no signage will be erected for the CLA home as it appears now. Nearby single-family homes or nearby businesses should not be adversely affected by the manner or operation of the CLA home.

The dwelling will be a CLA Home for I/DD Adults who will live just like anyone else in the community. Although hours of operation are 24 hours, there will be no outdoor activities in the night hours. All daytime activities will be supervised by the staff. Furthermore, the proposed CLA home will not generate excessive noise, nor will it emit smoke, odor, dust, or vibration. The occupancy will not be more than 4 Residents.

IMPACT ANALYSIS

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.

If approved by SLUP, the proposed CLA Home will comply with the Neighborhood Shopping zoning district. The proposed CLA home will be in a single-family home and must maintain the exterior appearance as a residential structure.

H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.

The subject property is in a neighborhood Shopping zoning. The proposed use is consistent with the intent of the adopted comprehensive plan, care must be taken to preserve existing neighborhoods from institutionalization. The introduction of a CLA Home does not align with preservation of existing neighborhoods because it could institutionalize the area. However, the zoning ordinance defines institutionalization as two Personal Care Homes within 1,000 feet of each other. In research of other nearby and surrounding Personal Care Homes, and with the confirmation from zoning, there is no nearby PCH, CLA or CCI home with a 1000ft.

I. Whether there is adequate provision of refuse and service areas.

The proposed use should not generate excessive refuse and the applicant has stated that they will be serviced by DeKalb County sanitation. We are currently serviced by Dekalb County Sanitation.

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

Staff does not recommend any limits on the length of time of the special land use permit (if granted), so long as the applicant obtains all local licensing requirements including compliance with approved conditions.

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 adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.

The applicant proposes no changes to the existing building size, mass, and scale. The current dwelling is adequate. There is no need for construction/building.

L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no known historic buildings, sites, districts, or archaeological resources on the subject properties. Therefore, no adverse effects are anticipated.

IMPACT ANALYSIS

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

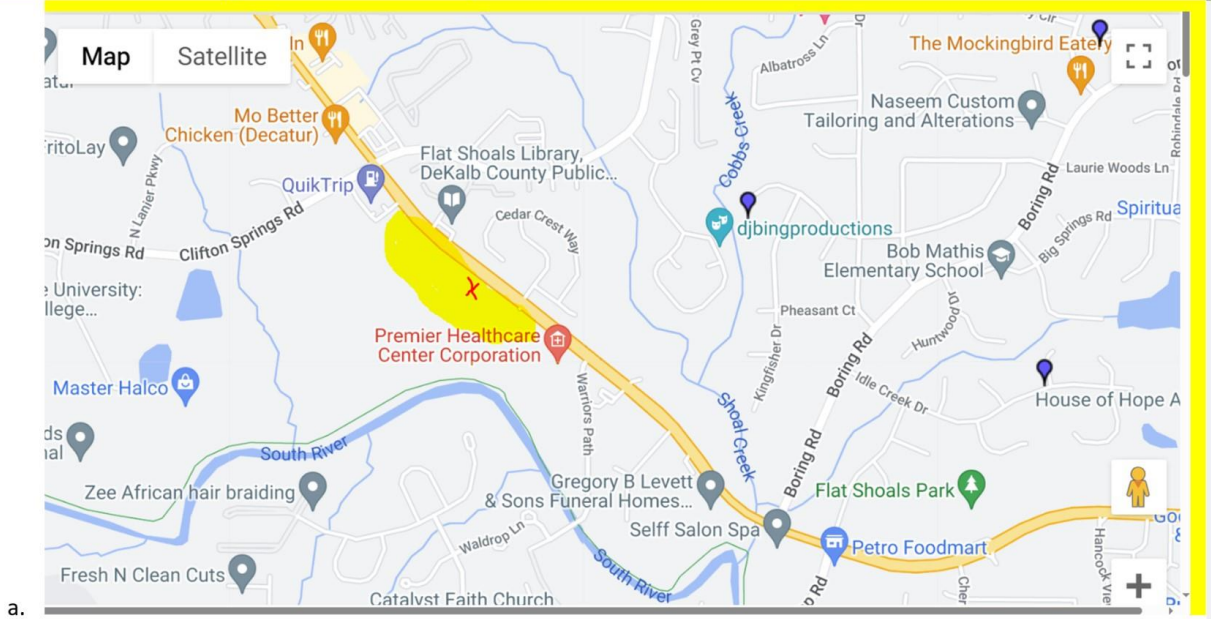
The current CCI home is in compliance such as but not limited to having a current business license, Certificate of Occupancy, no signage that violates the sign ordinance, no PCH, CLA or CCI homes less than 1000ft. The proposed CLA Home will follow the supplemental regulations for CLA home.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

The proposed use will not produce an adverse effect in the neighborhood neither the community. No changes are being proposed to the existing structure regarding increasing the footprint or height of the building. Since residing at 4077 Flat Shoals Parkway, none of our foster Youths have invaded any neighborhood. They are well supervised, and we have been at the location since 2018. As we are changing from CCI to a CLA home, we vowed to continue the same caring pattern for our I/DD population.

The following address locations were reviewed to see if existing PCH/CLA are within 1000 feet of the address. The blue/purple pinning dots indicate existing PCH/CLA locations on the maps and the red X indicates where the address is located (approximately).

1. **4077 Flat Shoals Parkway, Decatur GA 30034-- No existing PCH/CLA within 1000 feet.**



a.



DeKalb County
GEORGIA

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: October 30th, 2023

TO WHOM IT MAY CONCERN:

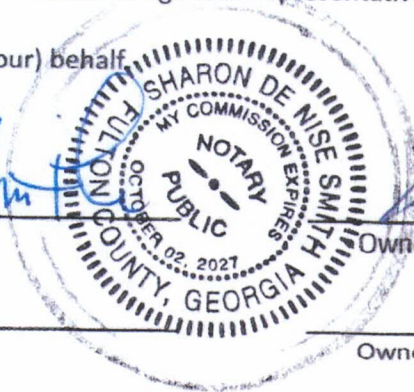
(I), (WE) Real/Net Investments, Inc.
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Sharon De Nise Smith
Notary Public



Alex Stubbs
Owner ALEX STUBBS, President
Real/Net Investments, Inc.

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

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 filing of this application?

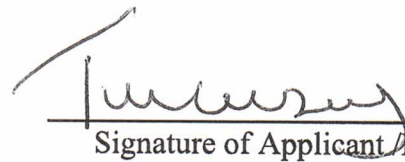
Yes _____ No X *

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

 11/01/2023
Signature of Applicant Date

Check one: Owner _____ Agent _____

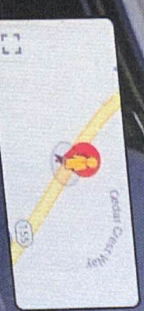
Expiration Date/ Seal

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

Microsoft W x SLUP - dem... Remote Ser... Current Plan... http://home... HFR Facility... https://form... Mail - There... Letterhead... NR 2056 S... SLUP-21-0... New... 4077 Ga-15... HST... Heritage University...

← 4077 flat shoals parkway deca

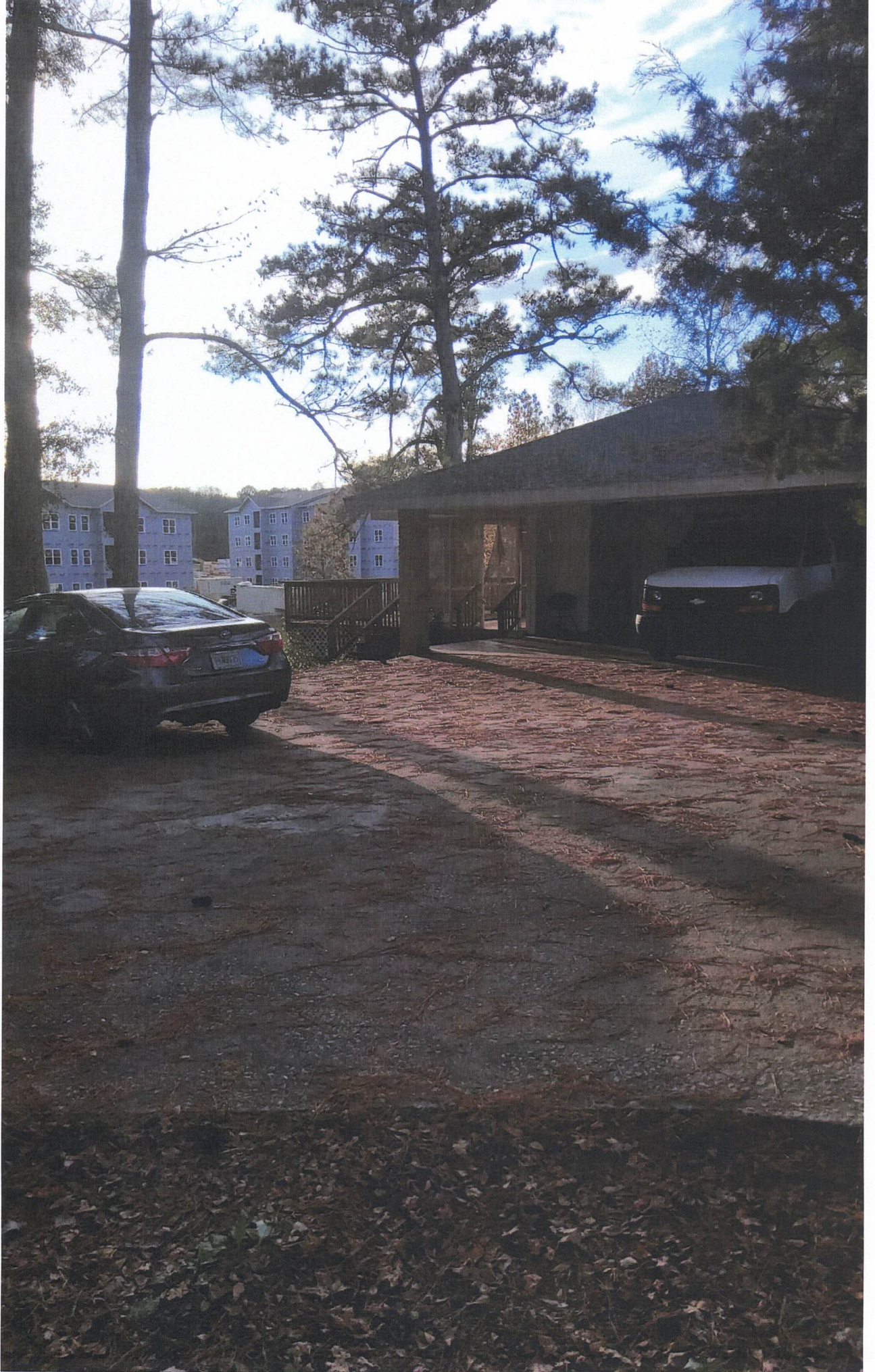
4077 GA-155 S
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May 2023 See my's dates



Google

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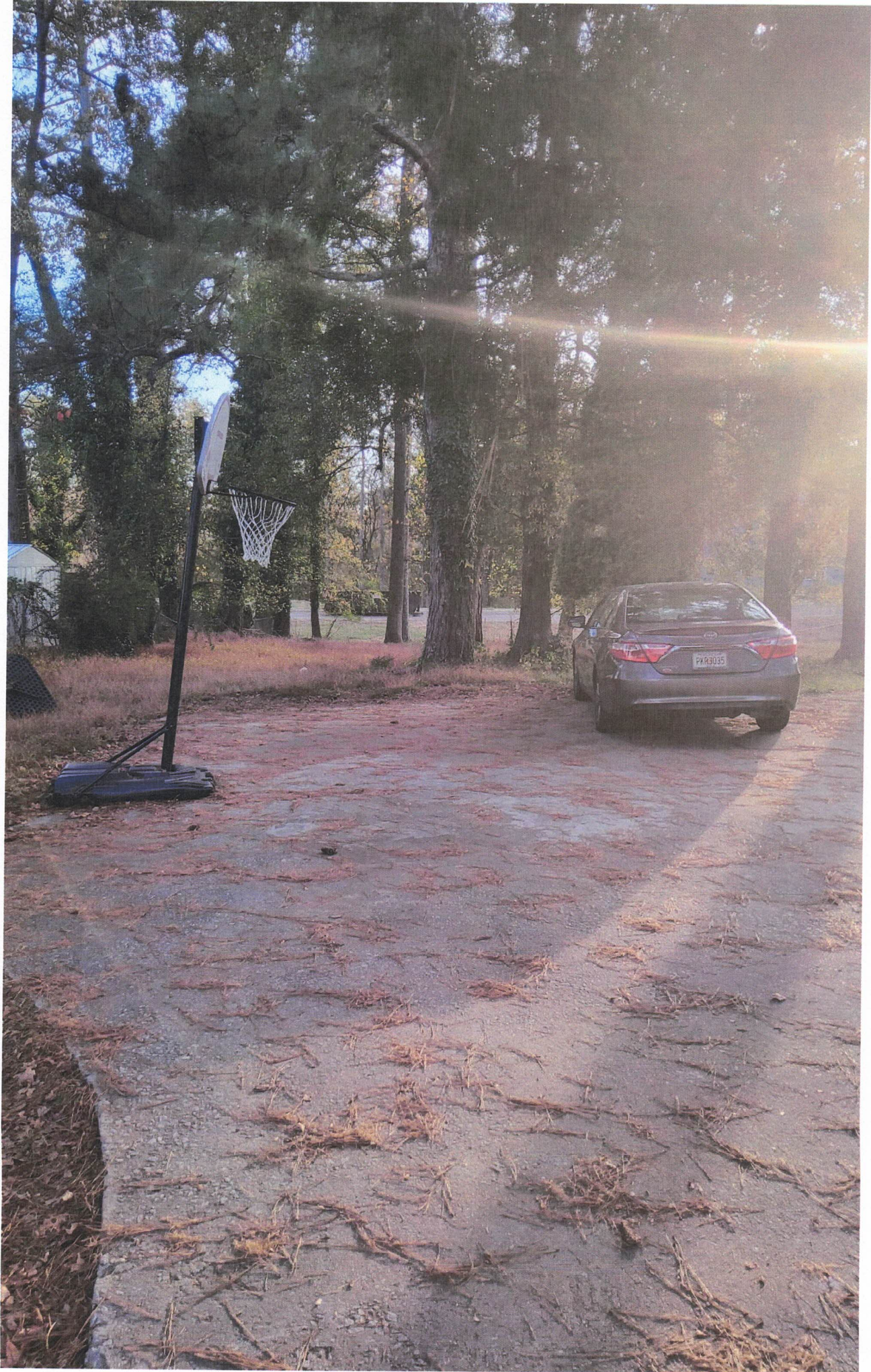






Exhibit "A"

PARCEL ONE:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin on the southwest side of Flat Shoals Road 1531.7 feet northwesterly from the point where the east line of Land Lot 71 of the 15th District intersects the southwest side of Flat Shoals Road; running thence south 37 degrees west along the westerly line of McLendon 250 feet to an iron pin; thence north 53 degrees west 200 feet to an iron pin; thence north 35 degrees 59 minutes east 245.5 feet to an iron pin on the southwesterly side of Flat Shoals Road; thence southeasterly along the southwesterly side of Flat Shoals Road 200 feet to the point of beginning, according to plat made by Roy E. Housworth, Jr., dated April 23rd, 1964.

PLUS AND INCLUDING

PARCEL TWO:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 90 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an iron pin on the southwesterly side of Flat Shoals Road (60 foot right-of-way) 1731.7 feet northwesterly, as measured along the southwesterly side of Flat Shoals Road from the intersection of the southwesterly side of Flat Shoals Road and the east line of Land Lot Line 71 (said point of beginning also being the northwesterly line of property of J.E. Stribling as described in Warranty Deed recorded in Deed Book 1889, Page 718, DeKalb County Records); thence northwesterly along the southwesterly side of Flat Shoals Road 100 feet to an iron pin at the southeasterly line of property of E. W. Livingston; thence south 37 degrees west along the southeasterly line of said Livingston property 242.6 feet; thence South 53 degrees east, 92.7 feet to an iron pin on the northwesterly line of said J. E. Stribling Property; thence North 35 degrees 59 minutes east along the northwesterly line of said Stribling Property 245.5 feet to the point of beginning.

Subject to all easements and restrictions of record.

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: Theresa Hannah Phone: 404-859-3216 Property Address: 4077 Flat Shoals Pkwy

Tax Parcel ID: 15 090 01 011 Comm. District(s): 3 & 6 Acreage: 1

Existing Use: Personal Care Home, Group for up to 6 individuals Proposed Use CLA home for 4 residents in existing NS (Neighborhood Shopping) District. A CLA is a Personal Care Home which is an establishment licensed by the State of Georgia and providing a residence for adults receiving care for mental health, development disabilities, and/or addictive diseases.

Supplemental Regs: YES Sec 4.2.41 A & B—most relevant are that must be at least 1000 feet away from another PCH and also have a minimum of 4 parking spaces within driveway—9 ft wide by 20 feet deep Overlay District: I-20 Tier 2 DRI: NA

Rezoning: Yes No X
I-20 Overlay Tier 2/NS Proposed Zoning: NA Square Footage/Number of Units:

Rezoning Request:

Land Use Plan Amendment: Yes No X

Existing Land Use: TC Proposed Land Use: NA Consistent Inconsistent

Special Land Use Permit: Yes X No Article Number(s) 27- to allow a Personal Care Home Community Living Arrangement to use existing home for up to 6 individuals. Must comply with supplemental regulations Sec 4.2.41 A & B

Major Modification: NA

Existing Case Number(s):

Condition(s) to be modified:

Theresa 09/19/2023



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<p>Sep</p> <p>19</p> <p>Tue</p>	<p>Special Land Use Permit Virtual Pre-App</p> <p>From Google Calendar</p> <p>This invitation is out of date. This event has been updated. View updated information on Google Calendar</p>
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Customer Info

Name: Theresa Hannah Walcot-Ceesay
Email: dsmp.hr1001@gmail.com
Phone Number: 04048593216
Time Zone: Eastern Standard Time

Booking Info

Service name:
Location: { }

Custom Fields

Question 1- Describe your project in a few words.
Answer - Is not a project, there is already a dwelling in use as CCI group home. I wish to change the use of dwelling into a CRA/CLA for
Question 2- What is the property address?
Answer - 4077 Flat shoals parkway Decatur, GA 30034
Question 3- What is your request?
Answer - Requesting for a special land use permit for a CLA/CRA home with 4 Residents in a neighborhood shopping zone. Currently, I I

Buffer time:

Before: 3600min(11:00 AM Tue, 19 Sep 2023).



St Dominic Savio <dsmp.hr1001@gmail.com>

FW: Special Land Use Permit Virtual Pre-App

DeKalb Co. Planning & Sustainability Pre-Apps
<DeKalbCoPlanningSustainabilityPreApps@dekalbcountyga.gov>
To: "dsmp.hr1001@gmail.com" <dsmp.hr1001@gmail.com>

Tue, Sep 19,
2023 at 11:44
AM

From: DeKalb Co. Planning & Sustainability Pre-Apps <DeKalbCoPlanningSustainabilityPreApps@dekalbcountyga.gov>
Sent: Wednesday, September 6, 2023 10:19:08 PM (UTC-05:00) Eastern Time (US & Canada)
To: DeKalb Co. Planning & Sustainability Pre-Apps <DeKalbCoPlanningSustainabilityPreApps@dekalbcountyga.gov>;
Theresa Hannah Walcot-Ceesay <dsmp.hr1001@gmail.com>; Reid, John <jreid@dekalbcountyga.gov>
Subject: Special Land Use Permit Virtual Pre-App
When: Tuesday, September 19, 2023 11:00 AM-2:00 PM.
Where:

Customer Info

Name: Theresa Hannah Walcot-Ceesay
Email: dsmp.hr1001@gmail.com
Phone Number: 04048593216
Time Zone: Eastern Standard Time

Booking Info

Service name:
Location: { }

Custom Fields

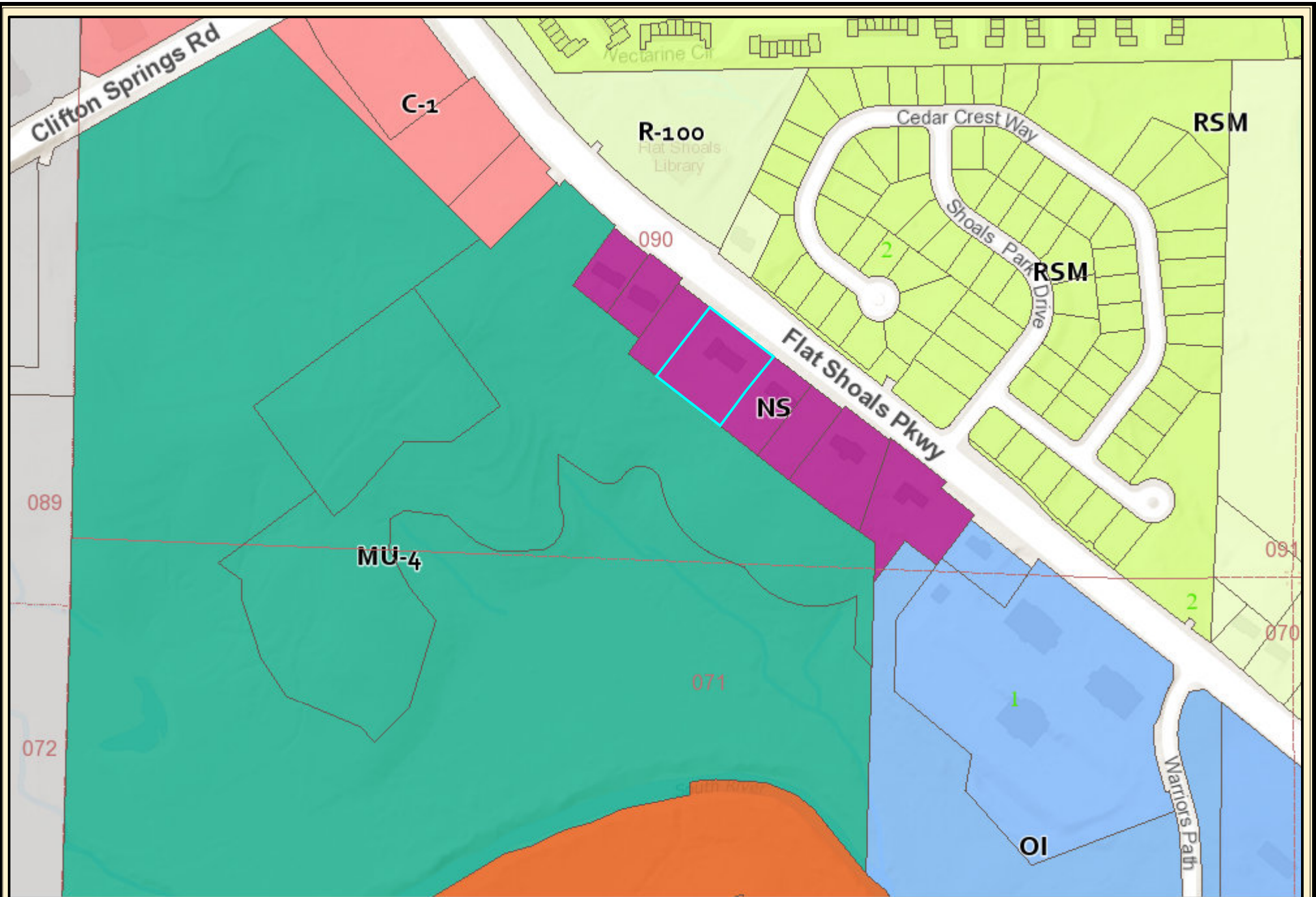
Question 1- Describe your project in a few words.
Answer - Is not a project, there is already a dwelling in use as CCI group home. I wish to change the use of dwelling into a CRA/CLA for special needs adults. No construction required.
Question 2- What is the property address?
Answer - [4077 Flat shoals parkway Decatur, GA 30034](#)
Question 3- What is your request?
Answer - Requesting for a special land use permit for a CLA/CRA home with 4 Residents in a neighborhood shopping zone. Currently, I have a CCI group home with a capacity of six at this address.

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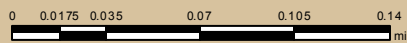
Before: 3600min(11:00 AM Tue, 19 Sep 2023).
Time with customer: 11:00 AM Tue, 19 Sep 2023–02:00 PM Tue, 19 Sep 2023
After: 3600min(02:00 PM Tue, 19 Sep 2023)
Time zone:Eastern Standard Time

Join Teams Meeting

en-US
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DeKalb County Parcel Map

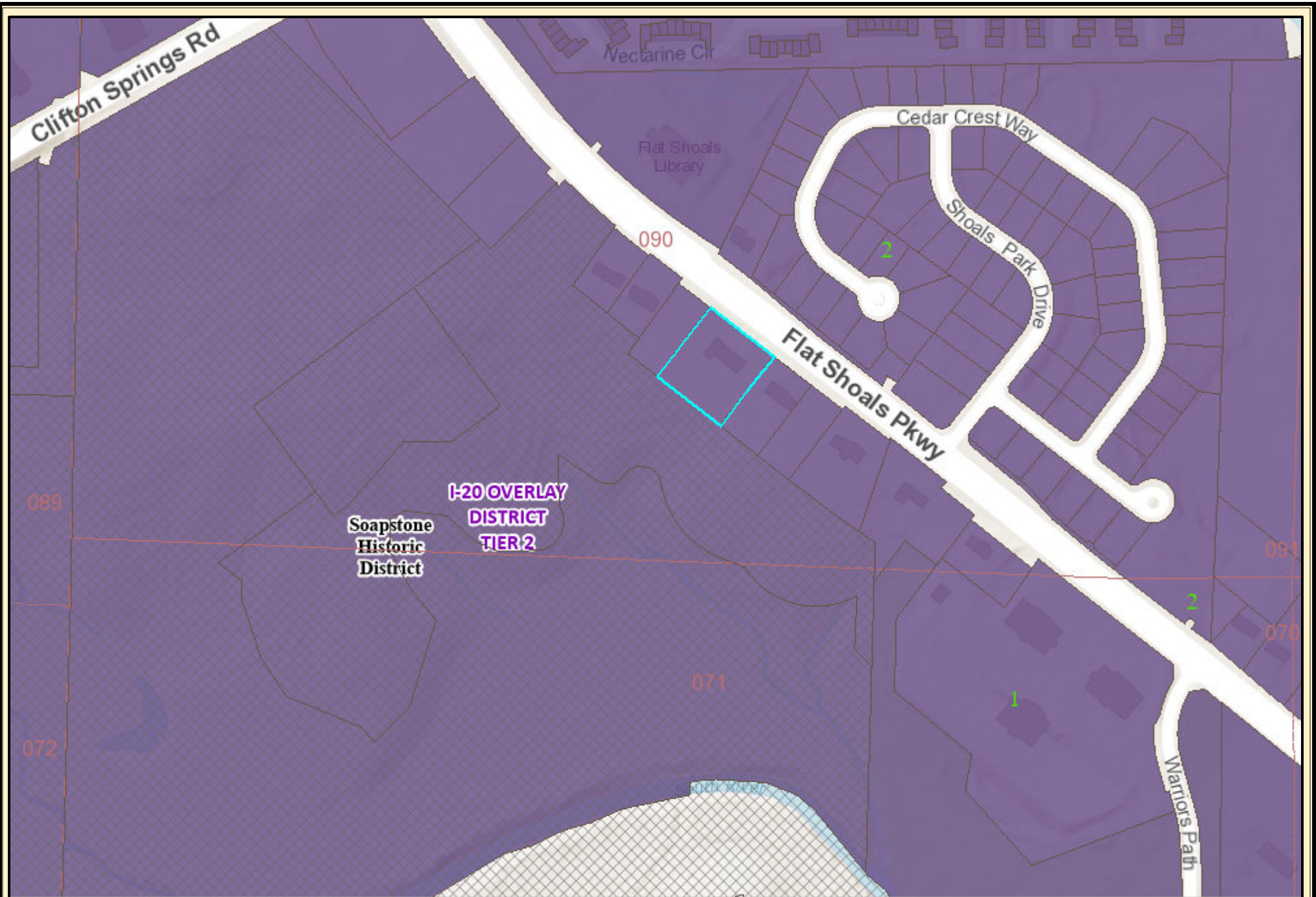


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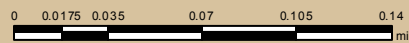


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DeKalb County Parcel Map

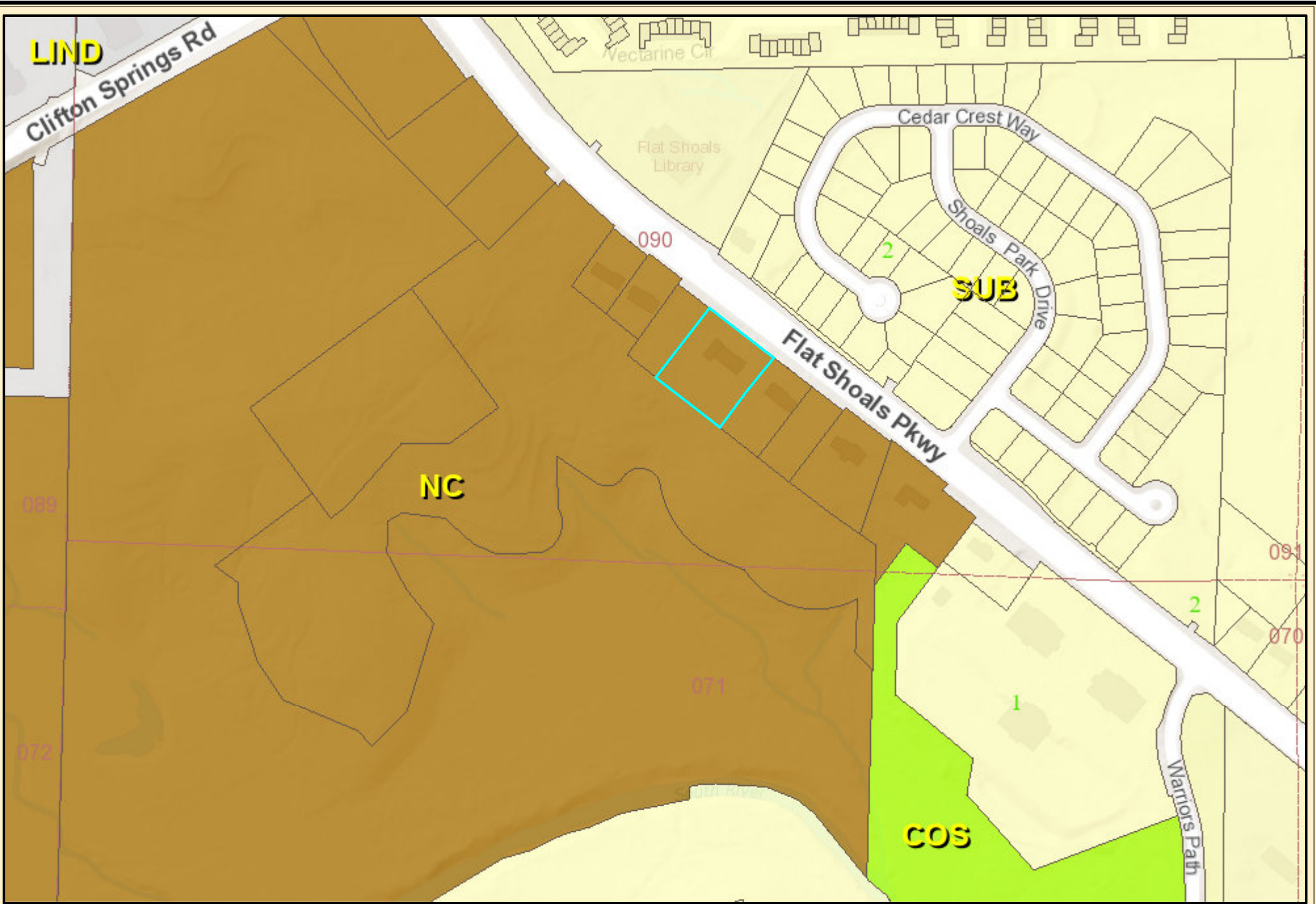


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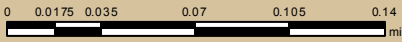


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DeKalb County Parcel Map



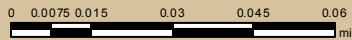
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DeKalb County Parcel Map



Date Printed: 12/14/2023



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