



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

Board of Commissioners Hearing Date: October 4, 2022

STAFF ANALYSIS

Case No.:	Z-22-1245856	Agenda #: N9
Location/Address:	2336 Wesley Chapel Road	Commission District: 05 Super District: 07
Parcel ID(s):	15-131-02-009	
Request:	Rezone from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) to increase the size of an existing personal care home from six residents to seven residents.	
Property Owner(s):	David Foster	
Applicant/Agent:	Starleatha Denson	
Acreage:	0.47 acres	
Existing Land Use:	Residential/Institutional	
Surrounding Properties:	North: R-85 East: R-85 South: R-85 West: RSM	
Comprehensive Plan:	SUB	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent

Staff Recommendation: Withdrawal without prejudice.

The applicant received a special land use permit (SLUP) for the operation of a group, personal care home (maximum of 6 people) in 2018. She is now seeking to increase the number of permanent residents from six (6) to seven (7). A personal care home of seven (7) or more residents is classified as a “community, personal care home.” Additionally, given the greater potential number of residents allowed, community, personal care homes are limited to moderate to high density residential districts, mixed-use districts, and commercial zoning districts. Hence, the applicant has requested a rezoning from the R-85 (Residential Medium Lot-85) Zoning District to the RSM (Small Lot Residential Mix) Zoning District. There is a companion special land use permit (SLUP-22-1245857) for the community, personal care home as well.

The County Health Department “regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.” Upon receipt of this information, the applicant has requested a withdrawal of the application. Staff recommends withdrawal without prejudice.



**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.: Z-22-1245856 & SLUP-22-1245857

Parcel I.D. #: 15-131-02-009

Address: 2336 Wesley Chapel Rd

Decatur Ga 30035

WATER:

Size of existing water main: 8" DI (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 (x) If no, distance to nearest line: ~175 ft. south on Wesley Chapel Rd

Water Treatment Facility: Snapfinger () adequate () inadequate

Sewage Capacity: 36 (MGPD)

Current Flow: 28.25 (MGPD)

COMMENTS:

Will need sewer capacity approval.

Signature: _____

8/15/2022

To: Ms. Andrea Folgherait, Planning and Ms. LaShonda Hill
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 network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

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

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

8/15/2022

N.9 2022-1977 Z-22-1245856 15-131-02-009

2336 Wesley Chapel Road, Decatur, GA 30035

Amendment

- Please review general comments.
- Septic system installed on 12/22/1971. Maximum occupancy for property on septic is 6.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients
- Increase of clients for this project is not approved.

N.10 2022-1978 SLUP-22-1245857 15-131-02-009

2336 Wesley Chapel Road, Decatur, GA 30035

Amendment

- Please review general comments.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- Increase of clients for this project is not approved.

N.11 2022-1979 Z-22-1245874 18-196-03-006, 18-196-03-008, 18-196-03-010

3082 Briarcliff Road, Atlanta, GA 30329

Amendment

- Please review general comments.
- Septic system installed on several properties in the surrounding area.

all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). New local public streets have the following minimum requirements: Right of way dedication of 55 feet, 24 feet of pavement with curb and gutter, a 5 foot sidewalk (Zoning Code) located 6 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

N8. Z-22-1245935 - Jordan Lane & Reverend D.L. Edwards Drive are classified as local streets have the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Developer required to pay to relocate traffic calming speed table away from proposed driveways. Driveways need to be at least 33 feet apart (edge of drive to edge of drive) from each other to fit the relocated speed table. May need to flip driveway location on corner lot to accommodate.

N9 & N10. Z-22-1245856 & SLUP-22-1245857 - No comment.

N11. Z-22-1245874 - Clairmont Road is SR 155. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). Donate right of way necessary for GDOT's project at Clairmont Road project. Briarcliff Road is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. Additional comments may be warranted after receipt of traffic study.

N12. & N13. LP-22-1245937 & Z-22-1245875 - No comments.

N14. Z-22-1245876 - 1893, 1901 and 1909 are within the I-20 Overlay District, Tier 2. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. East Field Street, Glenvalley Dr & Northview Ave are classified as local streets. Improvements required on all frontages. Where the overlay district is silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please note that the required right of way dedication may have significant impacts to your site plans. Please review.

N15. SLUP-22-1245885 - Chamblee Tucker Road is classified a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code)



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.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated 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.

N-9



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

COMMENTS FORM: PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: Z-22-1245856 Parcel I.D. #: 15-131-02-009

Address: 2336
Wesley Chapel Rd
Decatur, GA 30035

Adjacent Roadway (s):

(classification) (classification)

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

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

Signature: Jerry White



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-10

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-22-1245857 Parcel I.D. #: 15-131-02-009

Address: 2336
Wesley chapel Rd
Decatur, GA. 30035

Adjacent Roadway (s):

(classification)	(classification)

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

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COMMENTS:

Plans and field reviewed, No problem That would interfere with Traffic Flow.

Signature: Jerry White

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb
County, Georgia

Date Received: _____ Application No: Z-22-1245856

Applicant Name: Starkatha Denson

Applicant E-Mail Address: stardenson85@yahoo.com

Applicant Mailing Address: 2336 Wesley Chapel Rd
Decatur, Ga 30035

Applicant Daytime Phone: 404-484-8044 Fax: _____

Owner Name: David Foster

If more than one owner, attach list of owners.

Owner Mailing Address: 2336 Wesley Chapel Rd Decatur, Ga

Owner Daytime Phone: 404-820-4432 30035

Address of Subject Property: 2336 Wesley Chapel Rd 15-131-02-009
Decatur, Ga 30035

Parcel ID#: 15-131-02-009

Acreage: .41 Commission District: 5 & 7

Present Zoning District(s): R-85

Proposed Zoning District: _____

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): _____



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: Star Denson Phone: 4/484-8044 Email: stardenson85@yahoo.com
Property Address: 2336 Wesley Chapel Rd
Tax Parcel ID: 15-131-02-009 Comm. District(s): 5, Acreage: 1,510 s.f.
Existing Use: PCH-Group Proposed Use PCH-Community
Supplemental Regs: Yes Overlay District: No DRI: No
Rezoning: Yes No
Existing Zoning: R-85 Proposed Zoning: RSMA Square Footage/Number of Units:
Rezoning Request: To allow for a community personal care home of seven (7) persons (with a SLUP).

Land Use Plan Amendment: Yes No

Existing Land Use: Proposed Land Use: Consistent Inconsistent

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

Special Land Use Request(s) Personal Care Home for 7+ persons (Community)

Major Modification: No

Existing Case Number(s):

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

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: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan *no site plan presented (not necessary)*

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size:
 _____ Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: Screening:
 _____ Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____

Possible Variances: _____

Comments:
2018 SLUP for PCH for 6 residents (SLUP-18-1235193)

Planner: Melora Furman Date 4/20/22

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

Heart to Heart Personal Care
2336 Wesley Chapel Rd
Decatur, GA 30035

May 6, 2022

Dear Property Owner:

We would like to invite you to join our Zoom Video Meeting Sunday May 29, 2022 from 9:00am – 10:00am to discuss a proposed SLUP and Rezoning for the property located at 2336 Wesley Chapel rd, Decatur, Georgia 30035. Heart to Heart Personal Care is seeking to change conditions for the property to allow for an increase of 1 additional resident.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn please email hearttoheartpch@gmail.com and we'll send you a summary of the meeting.

Heart to Heart Personal Care is inviting you to a Zoom meeting.

Topic: SLUP and Rezoning

Time: May 29, 2022 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://otago.zoom.us/join>

Meeting ID: 726 9665 5738

Passcode: pSx231

Sincerely,
Star Denson

Zoom Step by Step Instructions

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon

Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting" then "Leave Meeting."

SIGN-IN SHEET

NAME

ADDRESS OR AFFILIATION

PHONE#

EMAIL

No

One

Showed

Heart to Heart Personal Care
2336 Wesley Chapel rd
Decatur, Ga 30035



To Whom It May Concern:

Heart to Heart Personal Care is a licensed Personal Care Home located at 2336 Wesley Chapel rd Decatur, Georgia 30035. This property is located in an R-85 (Residential Medium Lot 85) single-family residential neighborhood. We are applying for Special Land Use Permit and rezoning to RSM (Residential Small Lot Mix). The property was approved by BOC for 6 resident in 2018. Heart to Heart is currently licensed for 6 residents and we would like to increase the capacity to 1 additional resident. We are a small residential personal care home that provides care to elderly and disabled adults that requiring more personalized attention. Also for those residents who would thrive best in a small home setting and would like to live in the community close to family and friends.

The residents live at the home and it's operated 24-hours, 7 days per week (Although, we are a twenty-four (24) hour seven (7) day care provider, we enforce all zoning district regulations specific to hours of daily operation). I live at the home and I'm the primary caregiver. We have one PRN (as needed) caregiver who comes in to help out with residents. A registered nurse comes in approximately twice per month.

We currently have 4 bedrooms for residents (2 single private room, 1 double semi-private bedroom and 1 triple semi-private bedroom) and 3 full bathrooms in the home. Adequate parking is provided in the driveway. For floor area, height of building, etc. please see attached floor plan.

Sincerely,
Starleatha Denson

Providing Care From The Heart

Heart to Heart Personal Care
2336 Wesley Chapel rd
Decatur, Georgia 30035



IMPACT ANALYSIS

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The proposal is consistent with the following policy of the 2035 comprehensive plan: Increase the availability of special needs housing to meet the growing population.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The personal care home will continue to function as a residence and as such will be compatible with the other residence on Wesley Chapel and in the surrounding area.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

There are no affect by the zoning proposal. The subject property is a residential personal care home with current zoning and will continue to function as a residential personal care home.

D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.

The location is and will remain a residential property and is consistent with adjacent properties. Therefore zoning proposal will not adversely affect adjacent or nearby properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no known existing zoning conditions on the property.

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.

There are no historical buildings, sites, districts, or archaeological resource are located on the property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase of one additional resident will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The zoning proposal has no known adverse impacts to any identified environmental resource.

Providing Care From The Heart

TO WHOM IT MAY CONCERN

Date: 5/4/2022

I David Foster hereby give total authorization to Ms. Starleatha Denson to utilize my property at 2336 Wesley Chapel Road in Decatur GA 30035. The Property will be used for home health, personal care or a group home. Any inquiry regarding this property, contact me at (404) 820-4432 or (404) 538 -8523.

Thank you for your cooperation.

x *David Foster*

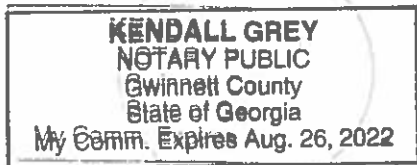
DAVID FOSTER

Personally Known

Produced Identification

Type and # of ID Georgia Drivers License

(Seal)



Kendall Grey

(Signature Notary)

KENDALL GREY

(Name of Notary Typed, Stamped or Printed)

Notary Public, State of Georgia

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 filing of this application?

Yes _____ No *

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

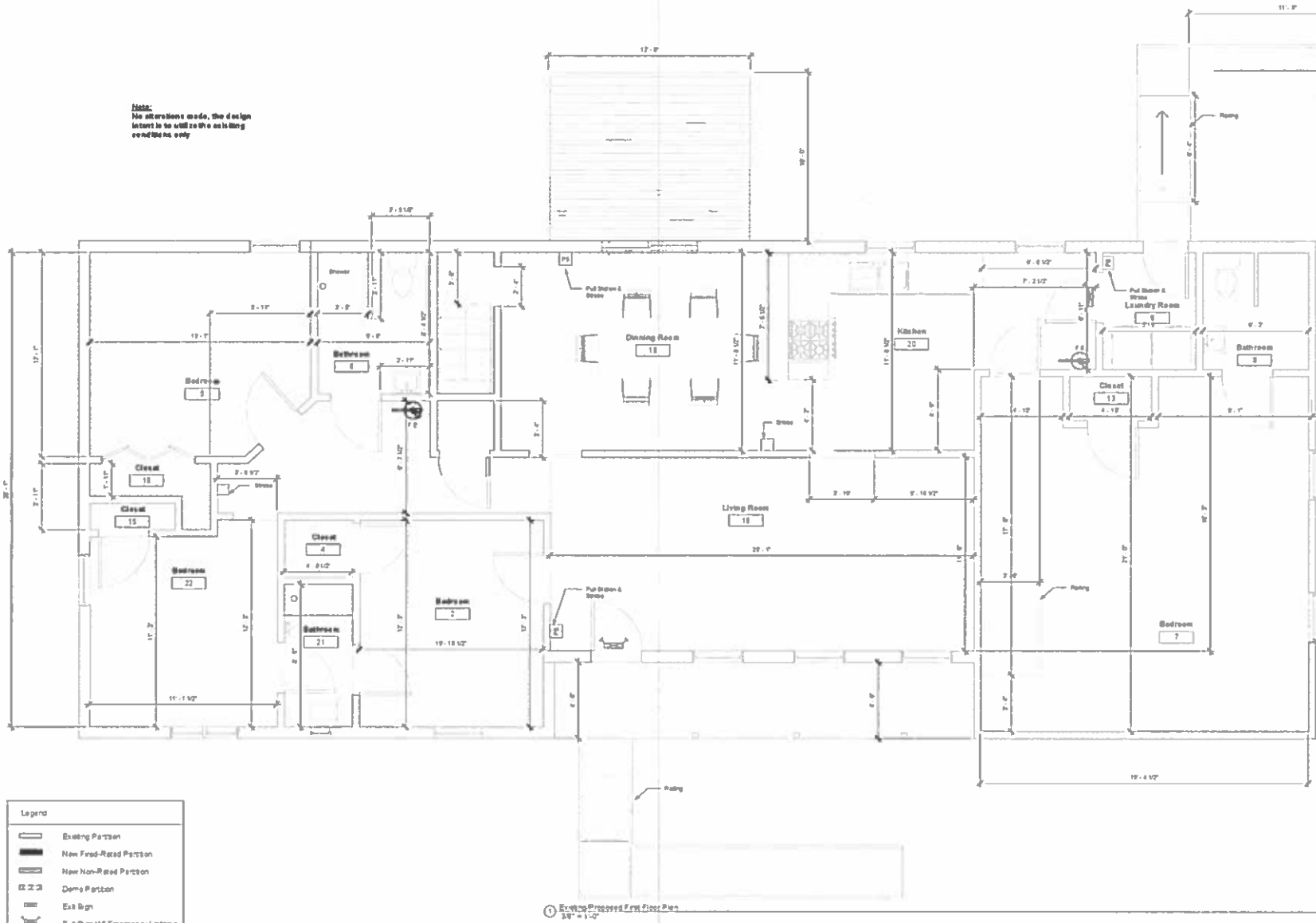
 6/6/2022
Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

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

Note:
No alterations made, the design intent is to utilize the existing conditions only



Legend

- Existing Partition
- New Fire-Rated Partition
- New Non-Rated Partition
- Demo Partition
- Exit Sign
- Exit Sign With Emergency Lighting
- Emergency Lighting
- Fire Extinguisher
- Common Path

Existing/Proposed First Floor Plan
3/8" = 1'-0"

Tarchitects.

www.tarchitects.org
 14 Peachtree St NE, 8th Floor, Atlanta, GA 30303
 Phone: (770) 524-5270



Consultant
 Address
 Phone
 Fax
 E-mail

Consultant
 Address
 Phone
 Fax
 E-mail

All drawings, specifications and other documents are electronic data furnished by Tarchitects. If reproduction is required, Owner shall be responsible for reproduction of electronic data and shall include the copyright notice.

No.	Description	Date

Personal Care Facility
 2338 Wesley Chapel Rd
 Decatur, GA 30035

Existing/Proposed First Floor Plan

Project Number	Project Number

A101



Consultant
 Address
 Phone
 Fax
 E-mail

Consultant
 Address
 Phone
 Fax
 E-mail

Rev.	Description	Date

Personal Care Facility
 2338 Wesley Chapel Rd
 Decatur, GA 30035

Existing/Proposed Basement Floor Plan

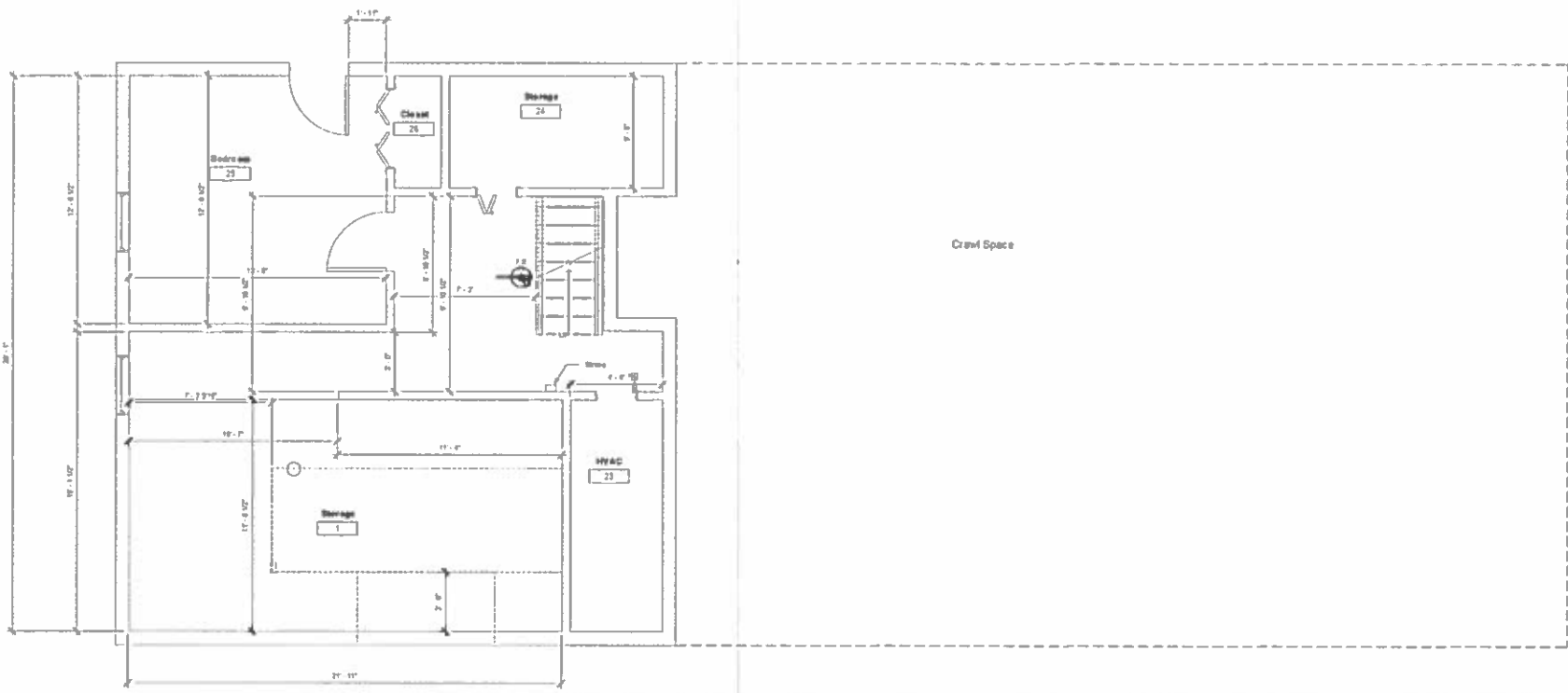
Project Number: _____ Project Number I:
 Drawn by: A. Utro
 Checked by: _____
 Issue Date:
 Check date:

A102

Scale: 3/8" = 1'-0"

All drawings, specifications and other documents are hereby accepted and agreed, and hereby become a part of the contract and shall be read in conjunction with the contract documents, including the contract form.

Note:
 No alterations made, the design intent is to utilize the existing conditions only.



Existing/Proposed Basement Floor Plan
 3/8" = 1'-0"

Legend	
	Existing Partition
	New Fire-Rated Partition
	New Non-Rated Partition
	Demolition Partition
	Exit Sign
	Exit Sign with Emergency Lighting
	Emergency Lighting
	Fire Extinguisher
	Common Path

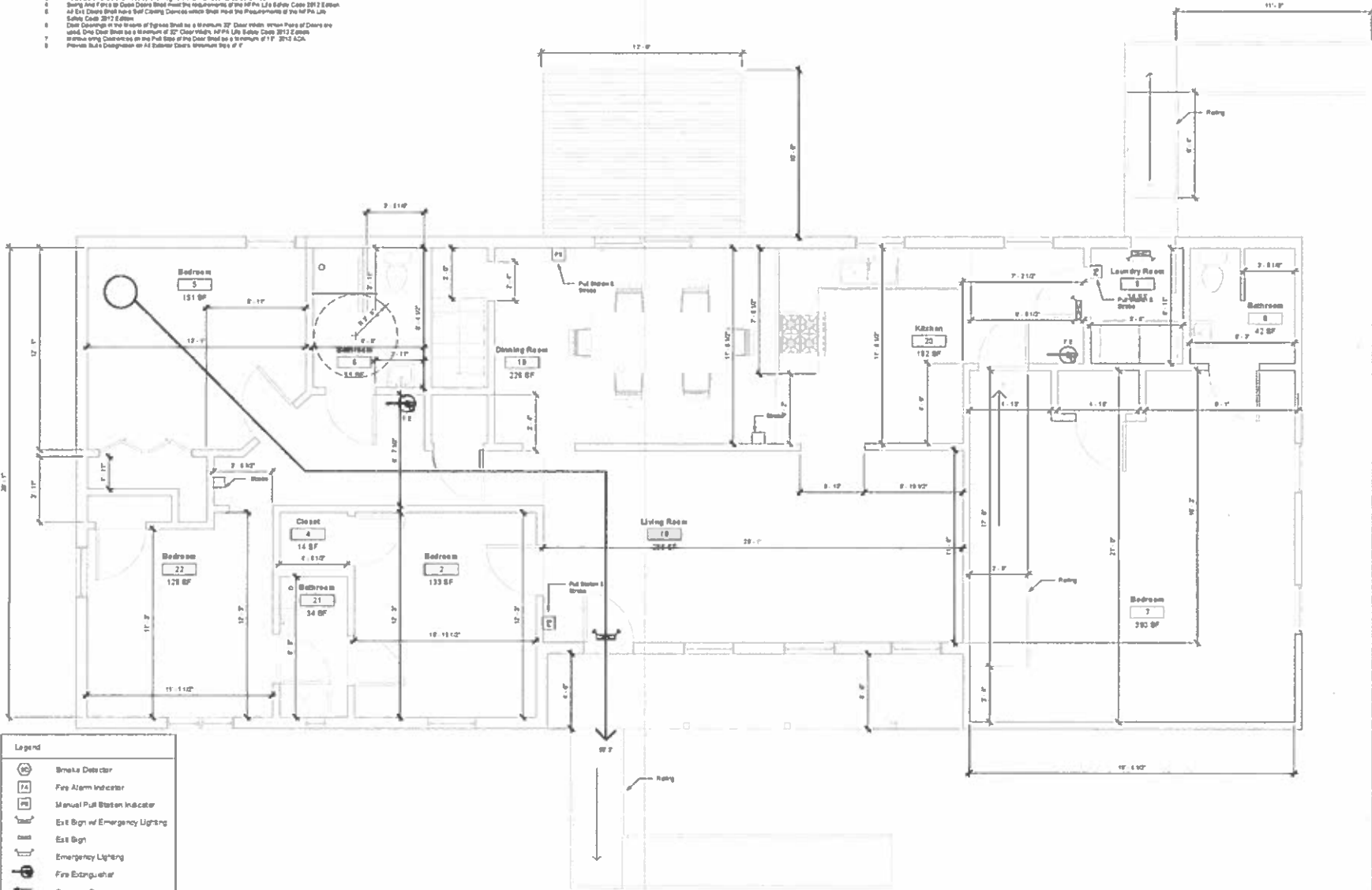
Doors & Window Notes

1. All Doors shall not be Subject to the use of a key or require special knowledge to operate per NFPA Life Safety Code 2012 Edition.
2. Door Handle Pull, Latches, Locks and Other Operating Devices on Accessible Doors shall have a design that is easy to grasp and operate and shall not require finger strength, tight grasping, or twisting of the wrist in Operation. Latches-Operated by thumb, Palm Type in lockroom, and U shaped handles are acceptable designs per NFPA Life Safety Code 2012 Edition.
3. All Doors shall be 3'-0" wide by 6'-0" high minimum unless noted otherwise.
4. Swing and Finish on Glass Doors shall meet the requirements of the NFPA Life Safety Code 2012 Edition.
5. All Glass Doors shall have Self-Closing Devices which shall meet the requirements of the NFPA Life Safety Code 2012 Edition.
6. Glass Doors in the Means of Egress shall be a minimum 20" clear width. Glass Doors shall be a minimum 42" clear height. Glass Doors shall be a minimum of 2" clear width. NFPA Life Safety Code 2012 Edition.
7. Without using force on the Pull Step of the Door shall be a minimum of 17" 2012 ICA.
8. Provide 3/4" Compression on All Exterior Glass Windows by 3' 0"

Egress Path Provided 3'

Minimum Corridor Path of Travel 3' 0"

Minimum Accessible Corridor Path of Travel 3' 6"



Legend

- Smoke Detector
- Fire Alarm Indicator
- Manual Pull Station Indicator
- Exit Sign of Emergency Lighting
- Exit Sign
- Emergency Lighting
- Fire Extinguisher
- Common Path
- Not in Scope

1 Life Safety Plan
3/8" = 1'-0"

Issued For Construction 04/04/22/18

Tarchitects.

www.tarchitects.org
64 Peachtree St NE Ste 9 Atlanta, GA 30309
Phone (770) 554-8875



Consultant
Address
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Email

Consultant
Address
Phone
Fax
Email

NO.	Description	DATE

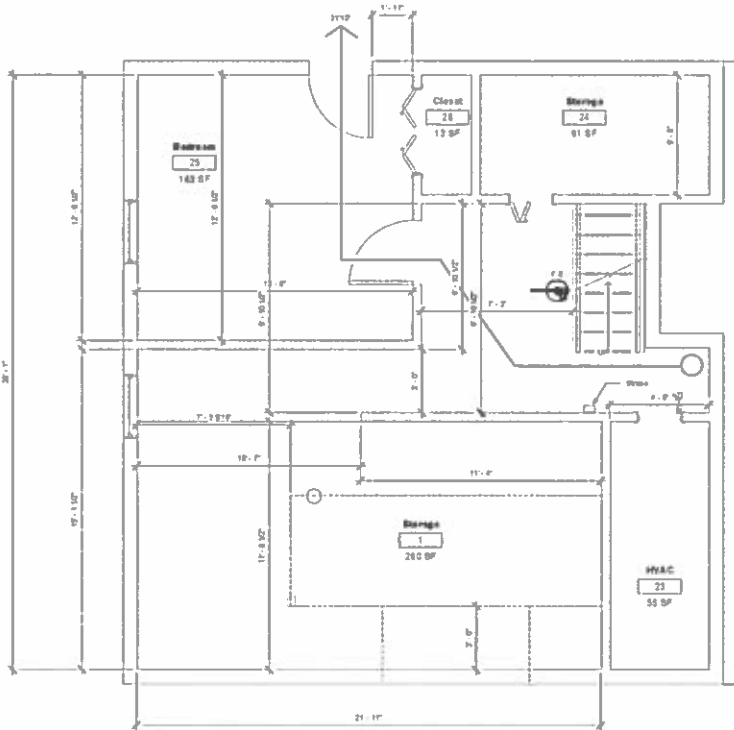
Personal Care Facility
2336 Wesley Chapel Rd
Decatur, GA 30035

Life Safety Plan - First Floor

Project Number	Project Number
Date	Issue Date
Drawn by	Author
Checked by	Checker

A103
Scale: 3/8" = 1'-0"

8 gross INH Ft Proneys 30"
 Maximum Corridor Path Of Travel 31'10"
 Maximum Accessible Corridor Path of Travel 77'



Crewel Space

① Life Safety Plan - Basement
 3/8" = 1'-0"

Legend	
	Existing Partition
	New Fire-Rated Partition
	New Non-Rated Partition
	Demolition
	Exit Sign
	Exit Sign With Emergency Lighting
	Emergency Lighting
	Fire Extinguisher
	Common Path

Tarchitects.

www.tarchitects.org
 64 Peachtree St NE Ste 9 Atlanta GA 30302
 Phone (770) 524-0578



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 Phone
 Fax
 e-mail

No.	Description	Date

Personal Care Facility
 2336 Wesley Chapel Rd
 Decatur, GA 30035

Life Safety Plan-Basment

Project number	Project Number /
Date	Issue Date
Drawn by	AJHO7
Checked by	Checker
A104	
Scale	3/8" = 1'-0"

* All drawings, specifications and other documents are subject to the requirements of codes and ordinances. * Tarchitects / Firm shall not be responsible for any omissions or errors in these drawings and specifications, including those shown here.

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 131 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at an iron pin on the easterly side of Wesley Chapel Road, four hundred sixty eight (468) feet northerly from the corner formed by the intersection of the easterly side of Wesley Chapel Road with the northerly side of South Hairston Road; said point of beginning also being at the northwest corner of Lot 13, Block A, property now or formerly owned by C. M. Ralston; running thence easterly along the northerly line of said Lot 13, Block "A"; said Ralston property, that forms an interior angle of 90 degrees with the easterly side of Westerly Chapel Road, one hundred seventy seven (177) feet to an iron pin; running thence northerly at an interior angle of 91 degrees with the preceding course, ninety eight (98) feet to an iron pin and Lot 1, Block "E", Riverwood Subdivision, Unit #2; running thence northwesterly along the southwesterly line of said Lot 1 at an interior angle of 100 degrees with the preceding course, one hundred seventy and four tenths (170.4) feet to an iron pin and the southeasterly side of Wesley Chapel Road; running thence southwesterly along the southeasterly and easterly side of Wesley Chapel Road, one hundred thirty three (133) feet to the point of beginning; being improved property known as no. 2336 Wesley Chapel Road, according to the current system of numbering houses in DeKalb County, Georgia, and more particularly shown on survey prepared by A. S. Giometti Assoc., Inc., dated June 8, 1972.

Rev 02/99

David Foster
0896931872



SURVEYOR'S SITE PLAN NOTES

- 1. Purpose of survey - To support special use application.
- 2. Field survey completed 6/13/2017. Video record made by surveyor at time of survey.
The field data upon which this map or plat is based was by a radial survey and not adjusted.
- 3. This map or plat has been calculated for closure and is found to be accurate within one foot in 126,695 feet.
- 4. A Leica TCRA 1103 robotic total station was used to obtain the linear and angular measurements used in the preparation of this plat. All distances shown hereon are horizontal "ground" distances.
- 5. Public records referenced in this survey found at the DeKalb County Clerk of the Circuit Court.

CALL 811 BEFORE DIGGING. KNOW WHATS BELOW

R-100 zoning requirements

- Lot width fronting cul-de-sac - 35'
- Lot coverage (maximum %) - 35%
- Actual lot coverage - 2,400 sq.ft./11,187 sq. ft.=21%
- Building Setbacks (minimum)
- Asbuilt setbacks encroach.
- Front - 35'
- Side - 10'
- Rear - 40'
- Minimum lot area - 15,000 sq. ft.
- Actual lot area - 11,187 sq. ft.

Height (maximum) - 35'

According to FEMA flood map 13089C0141J, map revised 5/16/2013; this property is not located in a flood hazard area.

No trees to be disturbed at the time of this asbuilt survey.

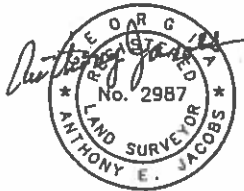
Adjacent property
Ann Thomas
Deed book 18191, page 151.
Zoning-R100
(vacant wooded property)

SURVEYOR'S CERTIFICATION

This is to certify that this survey was prepared from a ground run survey and in conformity with The Technical Standards for Property Surveys in Georgia, as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

Anthony Jacobs

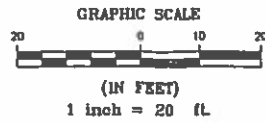
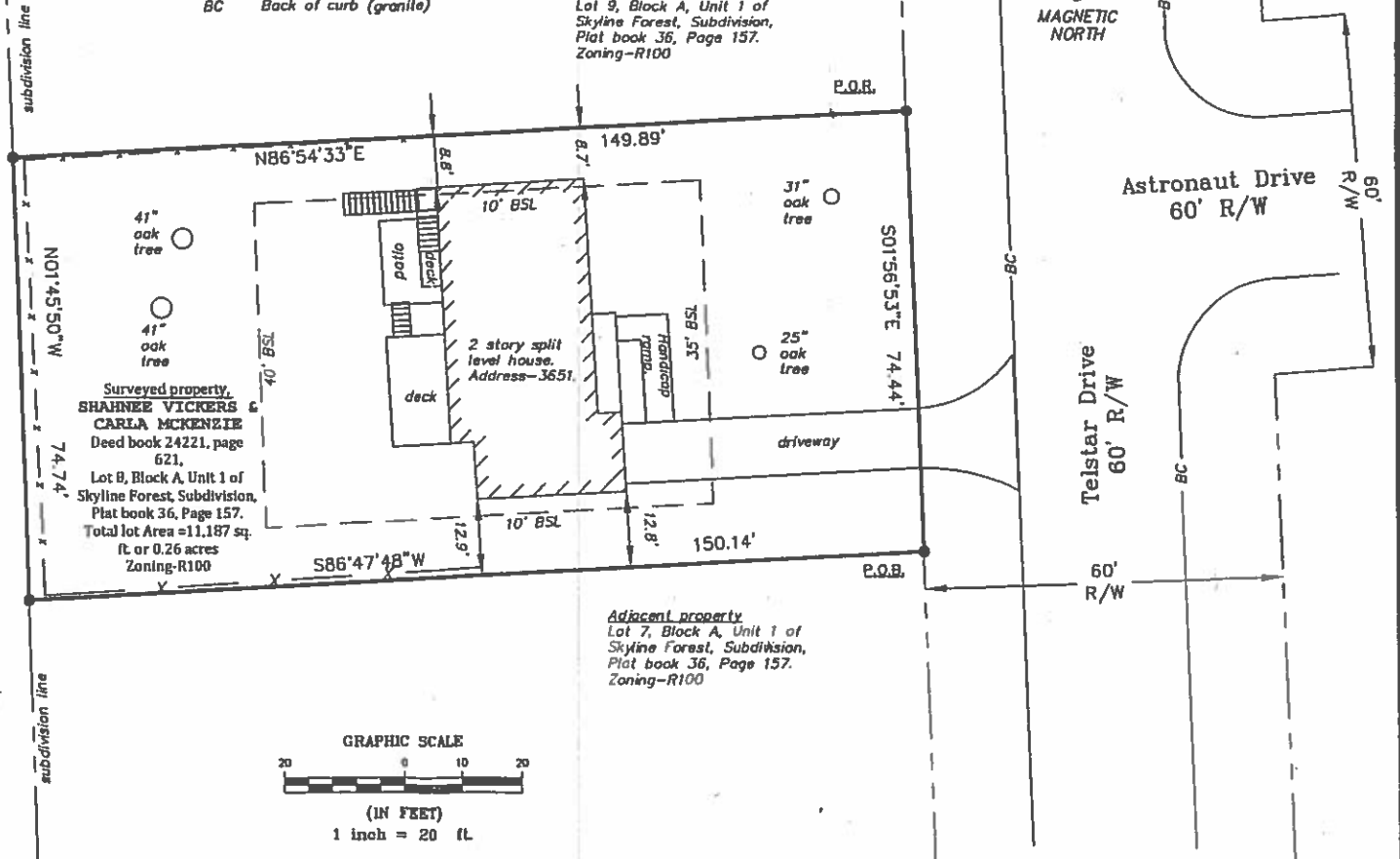
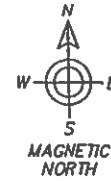
Anthony Jacobs
Registered Land Surveyor No. 2987



- LEGEND**
- Found property corners are 1" crimped top pipes.
 - P.O.B. Point of Beginning
 - P.O.R. Point of Reference
 - - - Property line/right of way line
 - R/W Right-of-way
 - BSL Building set back line
 - Fence
 - BC Back of curb (granite)

Adjacent property
Lot 9, Block A, Unit 1 of Skyline Forest, Subdivision, Plat book 36, Page 157. Zoning-R100

Adjacent property
Lot 7, Block A, Unit 1 of Skyline Forest, Subdivision, Plat book 36, Page 157. Zoning-R100

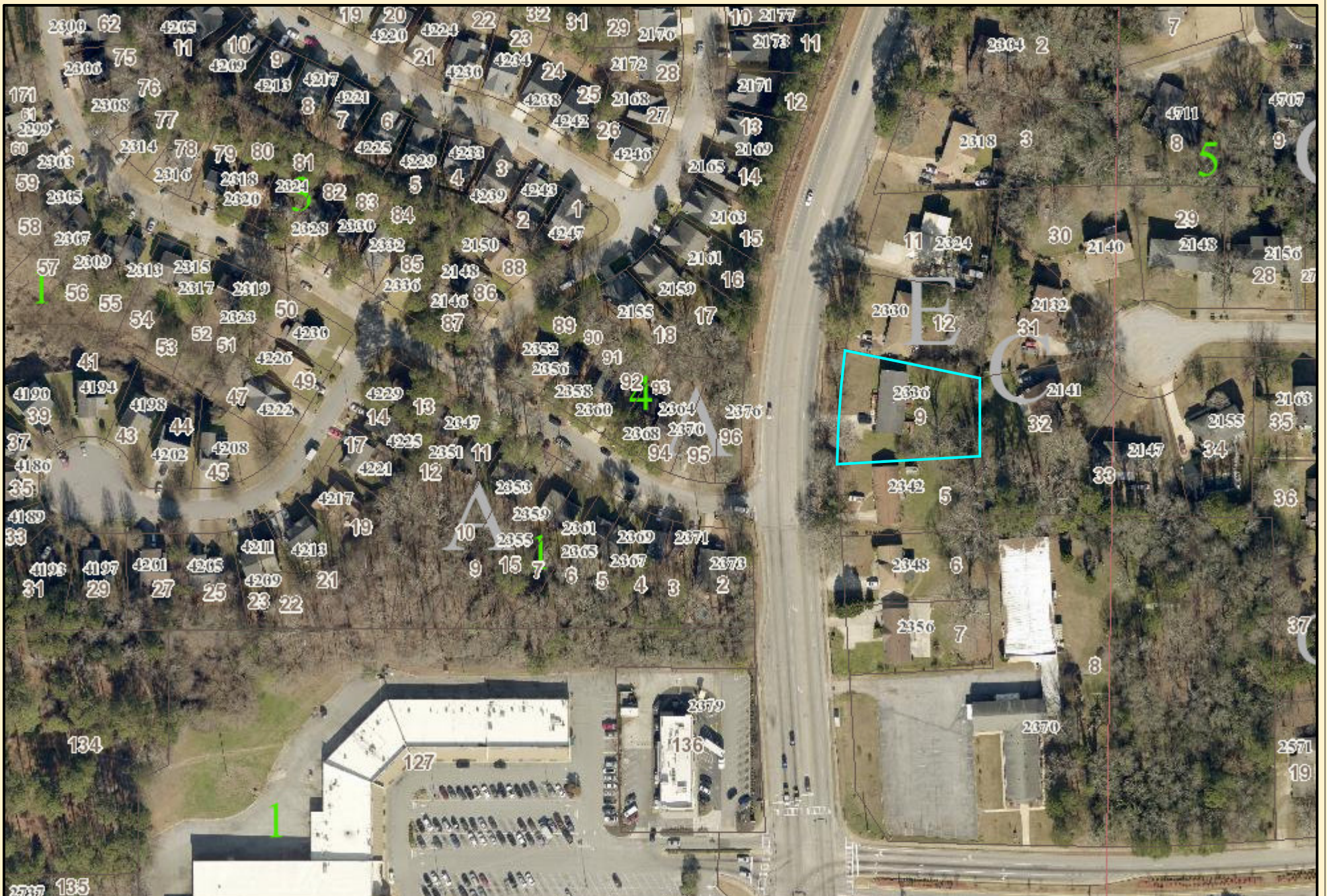


Property boundary retracement & Site plan survey For
Wellness Community Living
 Agent: Carla McKenzie
 3651 Telstar Dr.
 Ellenwood, GA 30294

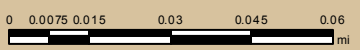
Survey done by:
 Exclusive Land Surveying
 313 Eagle Way
 Stockbridge, GA 30281
 Phone (404) 304-9757
 Certificate of Authorization no. LSF000877

PROPERTY LOCATION
 3651 Telstar Dr.
 Ellenwood, GA 30294
 (unincorporated)
 Lot A, Block A, Skyline Forest, Unit 1, Subdivision.
 Land Lot 53, 15th District
 DeKalb County, Georgia

Drawing date: 6/13/2017
 Drawing scale: 1"=20'
 Drawn by: Anthony Jacobs
 Sheet: 1 of 1
 (sheet size 11x17)
 Dwg. name: 3651telstar.dwg



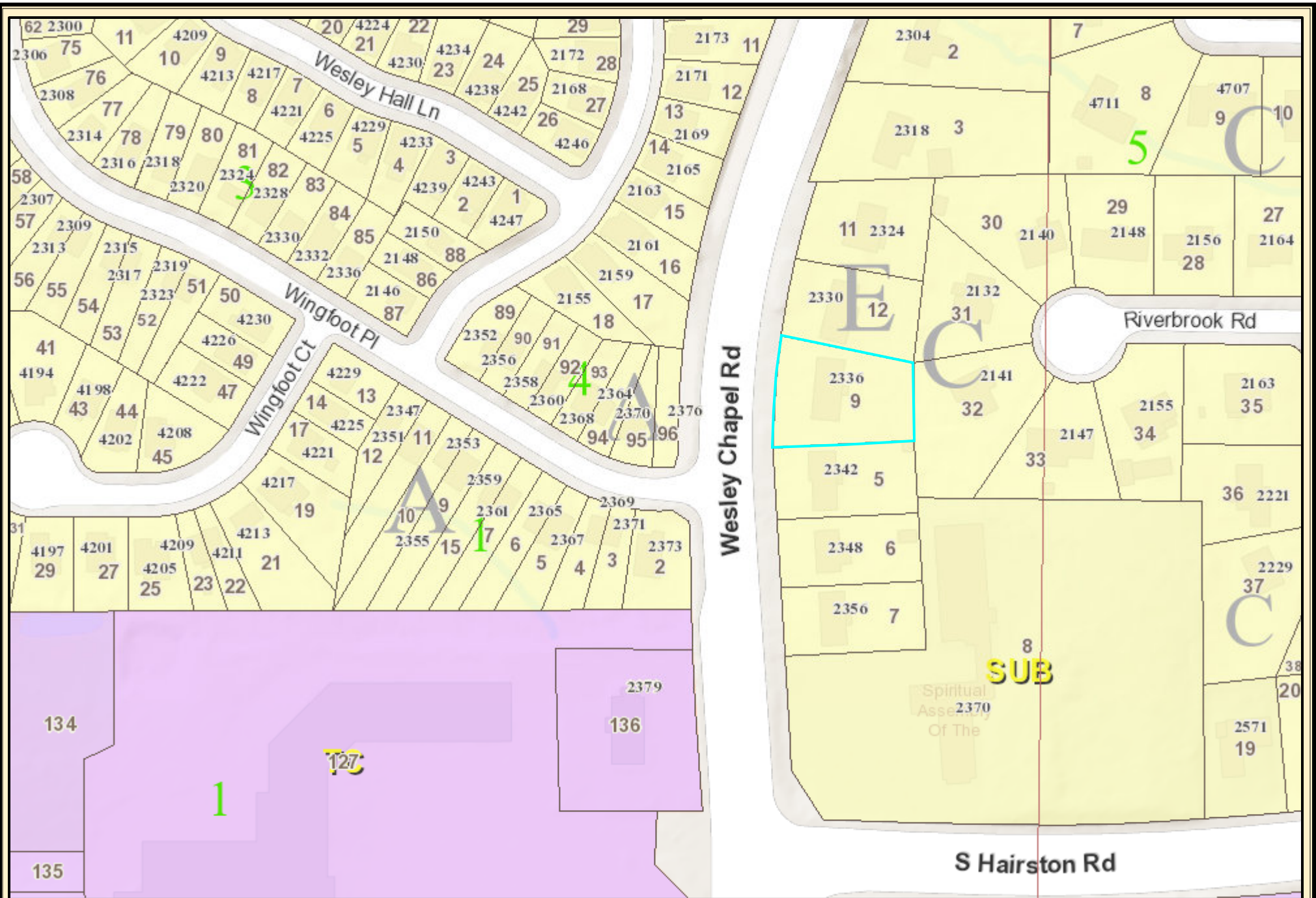
DeKalb County Aerial Map



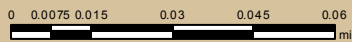
Date Printed: 7/21/2022



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DeKalb County Land Use Map

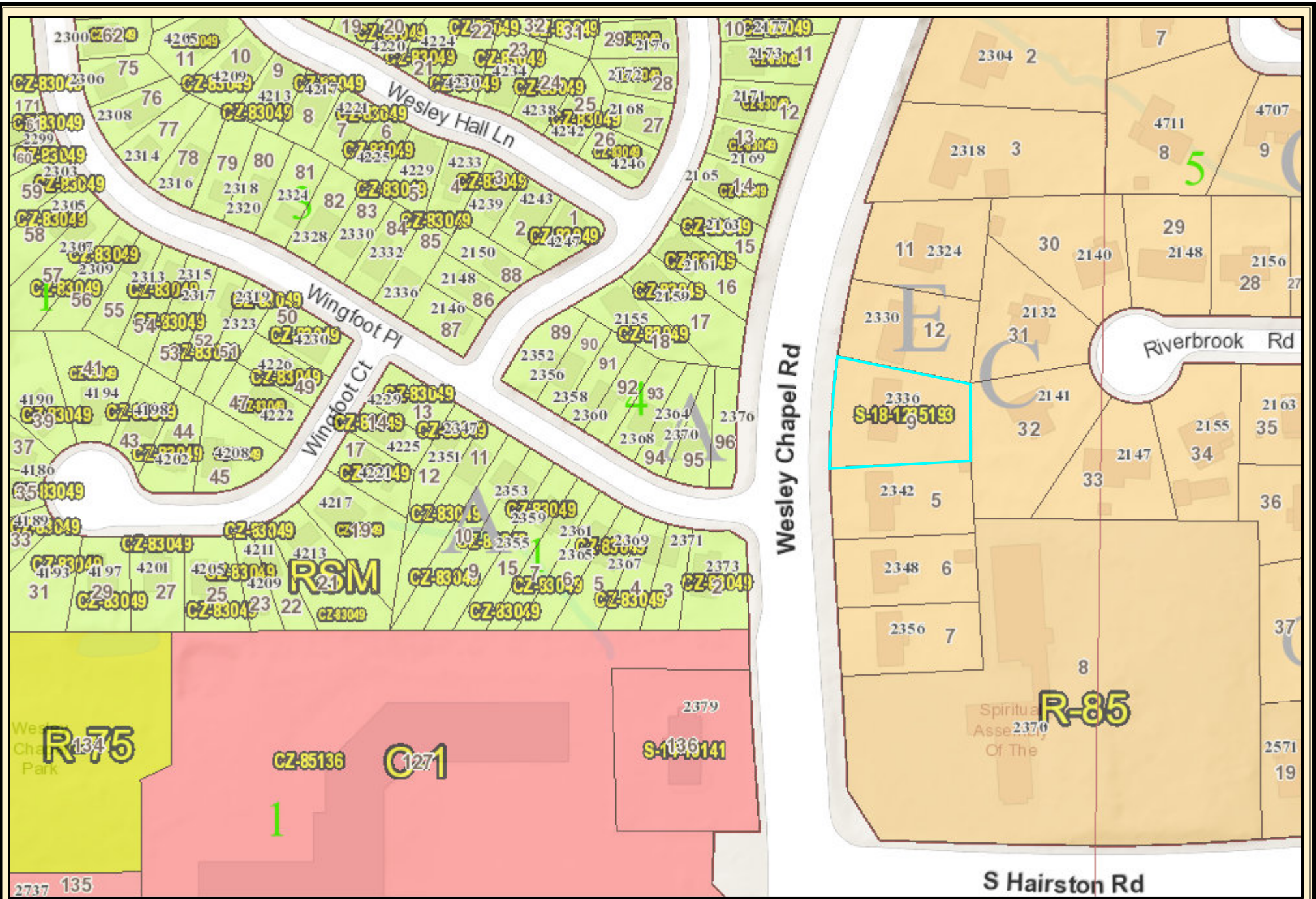


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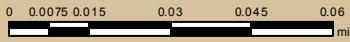


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DeKalb County Zoning Map



Date Printed: 7/21/2022



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