



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: November 1, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: November 13, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-18-1235193 **Agenda #:** N. 1

Location/Address: 2336 Wesley Chapel Road **Commission District:** 5 **Super District:** 7

Parcel ID(s): 15-131-02-009

Request: A Special Land Use Permit for a group personal care home for up to six persons in an R-85 (Medium Density Residential-85) District, in accordance with Chapter 27, Article 4 of the Dekalb County Code, Table 4.1 - Use Table.

Property Owner(s): Starleatha Denson and David Foster

Applicant/Agent: Starleatha Denson

Acreage: .46 acres

Existing Land Use: Personal care home for up to three persons.

Surrounding Properties: To the northwest, west, north, and east: single-family residential; to the southeast: single-family residential and a place of worship; to the south: three single-family properties and a place of worship; to the southwest: one single-family residential property and the Wesley Chapel Square shopping center.

Adjacent Zoning: **North:** R-85 **South:** R-85 and R-85, I-20 OVD **East:** R-85 **West:** RSM **Northeast:** R-85 **Northwest:** RSM **Southeast:** R-85 and R-85, I-20 OVD **Southwest:** C-1, I-20 OVD

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent**

Proposed Density: No change in density is proposed	Existing Density: One s-f detached house
Proposed Units/Square Ft.: No change proposed	Existing Units: One
Proposed Lot Coverage: No change proposed	Existing Lot Coverage: (Estimate) 20%

Zoning History: Based on DeKalb County records, it appears that the single-family residential zoning of the property has not changed since adoption of the first zoning ordinance in 1946.

PROJECT ANALYSIS

The subject property is a 23,048-square foot lot on Wesley Chapel Road, a major arterial. It is developed with a 2,059 square foot, one-story house. Applicant Starleatha Denson currently occupies the house and is licensed to operate a family personal care home of up to three persons, called "Heart to Heart Personal Care". Ms. Denson has stated that the house has 4 bedrooms for clients (2 single bedrooms, one double and one room that can accommodate three persons) and 3 bathrooms. (Not all of the bedrooms would be used at maximum capacity at the same time.) Parking for up to four passenger vehicles is provided in the driveway. The house has handicap ramps to the front and back door and fire exits from both the first floor and the basement.

The requested Special Land Use Permit for a group personal care home would allow Heart to Heart Personal Care to expand to a maximum of six resident clients.

The subject property is approximately 470 feet north of South Hairston Road, which serves as a dividing line between residential neighborhoods to the north and commercial developments to the south. The subject property is located in an R-85 (Residential Medium Lot-85) single-family residential neighborhood. Single-family subdivisions located directly across the street and to the northwest are zoned RSM (Residential Small Lot Mix) and R-75 (Residential Medium Lot-75). The homes in the subdivision across the street back up to Wesley Chapel Road and are screened by dense vegetation. Properties to the south and southwest of South Hairston Road are developed with intense commercial land uses, including the Wesley Chapel Square and the Wesley Chapel Crossing shopping centers.

LAND USE AND ZONING ANALYSIS

Section 27-873 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** The property has adequate area to provide privacy and open space for a group personal care home. It meets the requirements for yard setbacks, open space, and off-street parking.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The group personal care home will function as a residence, and as such, will be compatible with adjoining and nearby residences.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** An increase of up to three resident clients is not expected to increase demands on services and utilities to a level that would render them inadequate.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** Addition of up to three resident clients is not expected to increase traffic to a level that it would cause congestion in the area. Wesley Chapel Road is a major arterial with a high level of carrying capacity.
- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** Trips to and from the subject property are not expected to noticeably increase, and access routes to the site are adequate to accommodate the low level of traffic that would be generated by the personal care home, even after increasing

the resident clients up to the maximum of six persons. Transportation Division staff has commented that plan and field reviews indicated “no problem that would interfere with traffic flow.”

- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** The driveway provides satisfactory access for emergency vehicles. The handicap ramp to the front and back door, and the exits from both the first floor and the basement, provide satisfactory ingress and egress in the event of fire or other emergency. The sidewalk along Wesley Chapel Road, and some basic pedestrian crossing features at the Wesley Chapel Road-South Hairston Road intersection (crosswalks and a refuge platform) provide an adequate pedestrian connection between the property and the commercial land uses to the south. Pedestrian safety at the intersection would be improved if the County would eliminate the dedicated right turn lane.
- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** An increase in the number of client residents in the personal care home is not expected to create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.
- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The hours of operation will continue to be the same as those of a typical residence, and are not expected to adversely impact adjoining properties.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** Addition of up to three resident clients is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** The existing personal care home complies with the applicable requirements of the R-85 zoning district, and would continue to do so after addition of three resident clients.
- K. Whether or not the proposed use is consistent with the policies 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.” (Housing Policy No. 7)
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Because no buffers or transitional buffers are required, this consideration is not applicable.
- M. Whether or not there is adequate provision of refuse and service areas:** There is adequate provision of refuse and service areas, and expansion of the home by three persons will not necessitate any changes.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** There appears to be no reason to limit the duration of the requested special land use permit.
- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** Because no changes are proposed to the size, scale, or massing of the home, this consideration is not applicable.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The home currently satisfies the supplemental regulations, and Ms. Denson has stated that she is aware of the need to update certain licenses and permits if the facility is converted from a family personal care home to a group personal care home.

- R. Whether or not the proposed building, as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:** Because no changes are proposed to the height of the home, this consideration is not applicable.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** Addition of up to three resident clients to the existing personal care home would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

Compliance with District Standards:

R-85 STANDARD		REQUIREMENT	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT WIDTH		85 feet	133 feet	Yes
MIN. LOT AREA		12,000 square feet	23,048 square feet	Yes
MIN. YARD SETBACKS	FRONT	50 feet	51.6 feet	Yes
	INTERIOR LOT - SIDE	8.5 feet	North side: 12.2 feet South side: 30.1 feet	Yes
	REAR	40 feet	85 feet	Yes
MAX. HEIGHT		35 ft.	Less than 35 feet	Yes
MAX. LOT COVERAGE		35%	(Estimate) 20%	Yes
MIN. FLOOR AREA OF DWELLING		1,800 s.f.	2,059 s.f.	Yes
MIN. PARKING		Four spaces	Four spaces	Yes

Supplemental Regulations (Sec. 4.2.41)

A. Personal care homes, general requirements.

1. Each personal care home must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.

Ms. Denson has informed Staff that she is aware of the need to update her State license if the Board of Commissioners approves the SLUP for a group personal care home.

2. No personal care home 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.

Ms. Denson currently complies with these regulations and has stated that she is aware of their applicability to a group personal care home.

3. Personal care homes may apply for an FHA Accommodation Variance as provided for in Section 7.5.9 of this chapter [of the County Code, i.e, the “zoning ordinance”].

Ms. Denson has stated that she is aware of this option.

Personal care home, group (four (4) to six (6) persons).

1. **Two (2) copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.**

Ms. Denson has stated that she is aware of this requirement and will provide the architectural plans prior to applying for a business license for a group personal care home.

2. **Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any applicable requirements in Article 6 [Parking].**

Four parking spaces are provided in the driveway, and there are no other applicable regulations in Article 6.

3. **In order to prevent institutionalizing residential neighborhoods, no group personal care home located in the RE, R-LG, R-100, R-85, R-75, R-50, R-SM, or MR-1 zoning district may be operated within one thousand (1,000) feet of any other group personal care home. The one-thousand-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two (2) tracts of land on which the group personal care homes are located.**

The property complies with the 1,000-foot separation requirement. The most up-to-date listing of personal care homes in the area indicates that the nearest group personal care home is located at 2056 Tudor Circle, approximately .88 miles from the subject property.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

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." (Housing Policy No. 7) The proposed increase in the number of resident clients to a maximum of six persons is not expected to affect adjoining and nearby properties. Wesley Chapel Road is a major arterial with a high level of carrying capacity, and addition of up to three resident clients is not expected to increase traffic to a level that it would cause congestion in the area. The hours of operation will continue to be the same as those of a typical residence, and are not expected to adversely impact adjoining properties. Addition of up to three resident clients is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following condition:

1. The Special Land Use permit shall be issued to Starleatha Denson for operation of a group personal care home, and shall be transferrable in accordance with Section 27-7.4.12 of the DeKalb County Code.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan
5. Zoning Map
6. Aerial Photograph
7. Site Photographs

NEXT STEPS



Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



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:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **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, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval, if one becomes necessary. 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 and Green Infrastructure be included in the proposed site design to protect as much as practicable.

- **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.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

Furman, Melora L.

From: Furman, Melora L.
Sent: Thursday, October 18, 2018 5:51 PM
To: Furman, Melora L.

From: Keeter, Patrece
Sent: Monday, October 15, 2018 5:52 PM
To: Hill, LaSondra <lahill@dekalbcountyga.gov>
Cc: Eisenberg, Marian <meisenberg@dekalbcountyga.gov>; Furman, Melora L. <mlfurman@dekalbcountyga.gov>
Subject: RE: Request for Inter-Departmental Comments

N1. No Comment

N2 & N3- Dedicate 27.5 feet of right of way from the centerline of Pine Mountain Road. Bring road up to current county standards at time of any land disturbance permits from the intersection of Bruce Street to northern property line.

N4, N5 & N6- Lawrenceville Hwy is state route 8. All access points on Lawrenceville Hwy are require GDOT review and approval required prior to submitting any land development permits to DeKalb County. Extend sidewalks along Lawrenceville Hwy within the current right of way to the intersection of Harrington Dr (+/- 200 feet), including any necessary ADA ramps. Restripe Orion Drive from Lawrenceville Hwy to the bridge. Upgrade the traffic signal at the intersection of Orion Drive and Lawrenceville Hwy to include pedestrian features. Street Lights required.

N7- No Comment

N8- Flake Mill Road is a minor arterial. Requires right of way dedication of 40 feet from centerline of roadway, 6 foot sidewalks, 5 foot landscape strip, streetlights on back of sidewalk and bike lanes. Line up future access points with Boxwood Lane or the required offset of 245 feet centerline to centerline, as required in Section 14-200 (6) of the land development code. Build sidewalk from Catalpa Lane to River Road on west side of road.

N9. No Comment

N10. Covington Hwy is State Route 10. GDOT review and approval is required prior to any land development permits by DeKalb County. Add sidewalks along the frontage. No parking vehicles within the state right of way.

N11. No Comment



**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 MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-18-1235193 Parcel I.D. #: 15-131-02; 009

Address: 2336
Wesley Chapel Rd
Decatur, GA

Adjacent Roadway (s):

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

<u>PLANS AND FIELD REVIEWED. NO PROBLEM THAT WOULD INTERFERE WITH TRAFFIC FLOW.</u>

Signature: Jerry White



404 371 2155 (o)
404 371 4556 (f)
DeKalbCountyGa.gov

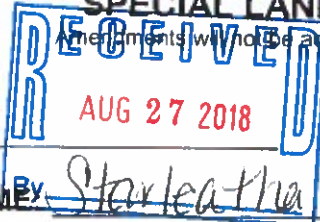
404 371 2155 (o)
404 371 4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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



Date Received:

AUG 27 2018

Application No:

SLUP-18-1235193

APPLICANT NAME

By Starleatha Denson

Daytime Phone:

404-484-8044

E-Mail:

Stardenson85@yahoo.com

Mailing Address:

2336 Wesley Chapel Rd Decatur, Ga 30035

Owner Name:

Starleatha Denson / Foster, David

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

Daytime Phone:

404-484-8044

E-Mail:

stardenson85@yahoo.com

Mailing Address:

2336 Wesley Chapel Rd Decatur, Ga 30035

SUBJECT PROPERTY ADDRESS OR LOCATION:

2336 Wesley Chapel Rd
Decatur, Ga DeKalb County, GA, 30035

Parcel ID: 15-131-02-009

Acreage or Square Feet:

1,510 sqft

Commission District

5

Existing Zoning:

R-85

Proposed Special Land Use (SLUP)

Personal care Home for up to six (6) residents

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

Owner:

Agent:

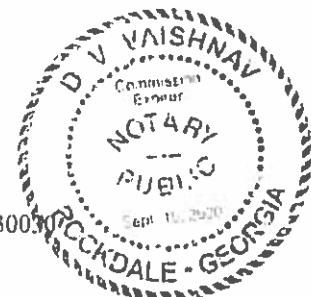
Signature of Applicant

Printed Name of Applicant:

Starleatha Denson

Notary Signature and Seal:

D.V.V.A.
8/27/18





PUBLIC NOTICE

REQUEST FOR SPECIAL LAND USE PERMIT

DATE: FRIDAY JULY 27, 2018

TIME: 7PM

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE
PLACE AT:



*Heart to Heart
Personal Care, LLC*

2336 WESLEY CHAPEL RD
DECATUR, GA 30035

Current use: Single family home
Proposed use: Personal care home
Capacity: 3 residents requesting to expand

FOR MORE INFORMATION CONTACT: HEARTTOHEARTPCH@GMAIL.COM

MEETING SIGN-IN SHEET

Project: Personal Care Expanding Meeting Date: July 27, 2018 7:00 AM

Facilitator: Heart to Heart Personal Care Location: 3350 Wesley Chapel Rd
Steer Path (DCHSC) Trcatu, Fla 32615

Name	Address	Phone	E-Mail
------	---------	-------	--------

No one showed up

Subject: Fw: Community Meeting

From: stardenson85@yahoo.com

To: myras1@bellsouth.net; mauricedukes@hotmail.com; g.bopp@juno.com

Date: Monday, July 23, 2018, 11:50:21 AM EDT

Good morning,

Per the Department of Planning and Sustainability I was told to notify you, and you would notify the homeowner in the HOA about this community meeting. Any questions or concerns please feel free to contact me. Thanks in advance.

Sent from Yahoo Mail on Android

----- Forwarded Message -----

From: "starleatha denson" <stardenson85@yahoo.com>

To: "janrcostello@gmail.com" <janrcostello@gmail.com>, "oneilooo4@comcast.net" <oneilooo4@comcast.net>, "kbarksdal22@gmail.com" <kbarksdal22@gmail.com>, "dstbc@bellsouth.net" <dstbc@bellsouth.net>, "marshallenglishsr@yahoo.com" <marshallenglishsr@yahoo.com>

Sent: Mon, Jul 23, 2018 at 9:29 AM

Subject: Community Meeting



public notice docx
1.6MB

Subject: Fw: Community Meeting

From: stardenson85@yahoo.com

To: dennisallen05@comcast.net, hlove1223@aol.com

Date: Monday, July 23, 2018, 9:36:54 AM EDT

----- Forwarded Message -----

----- Forwarded Message -----

From: "Starleatha Denson" <stardenson85@yahoo.com>

To: "Jan Costello" <janrcostello@gmail.com>, "oneil0004@comcast.net" <oneil0004@comcast.net>, "kbarksdal22@gmail.com" <kbarksdal22@gmail.com>, "dstbc@bellsouth.net" <dstbc@bellsouth.net>, "marshallenglishsr@yahoo.com" <marshallenglishsr@yahoo.com>

Sent: Mon, Jul 23, 2018 at 9:29 AM

Subject: Community Meeting



public notice.docx
1.6 MB

Subject: Fw: Community Meeting

From: stardenson85@yahoo.com

To: konceptatlanta@bellsouth.net; w_duane_williams@yahoo.com; mstonyae@earthlink.net;
jaycunningham2014@yahoo.com; jonathanjaypee@aol.com

Date: Monday, July 23, 2018, 9:34:38 AM EDT

[View this email in your inbox](#)

----- Forwarded Message -----

From: "starleatha denson" <stardenson85@yahoo.com>

To: "janrcostello@gmail.com" <janrcostello@gmail.com>; "oneil004@comcast.net" <oneil004@comcast.net>;
"kbarksdal22@gmail.com" <kbarksdal22@gmail.com>; "dstbc@bellsouth.net" <dstbc@bellsouth.net>;
"marshallenglishsr@yahoo.com" <marshallenglishsr@yahoo.com>

Sent: Mon, Jul 23, 2018 at 9:29 AM

Subject: Community Meeting



public notice docs
1.6MB

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

The existing property at the above location is a two-story ranch style home which is being used as a personal care home, called Heart to Heart Personal Care currently licensed for 3 residents. We (owner/administrators) would like to increase occupancy in order to expand and provide a loving and caring environment for those in need of personal care assistance.

LAND USE AND ZONING ANALYSIS

- A. The property has adequate area to provide privacy and open space for a group personal care home. It meets the requirements for yard setbacks, open space, and off-street parking.
- B. The group personal care home will function as a residence, and as such, will be compatible with the other residences Wesley Chapel Rd and the surrounding area.
- C. An increase by three people is not expected to increase demands on service and utilities to a level that would render them inadequate.
- D. Addition of three residents is not expected to increase traffic or cause congestion in the area.
- E. Trips to and from the subject property are not expected to noticeably increase, and access routes to the site appear to be adequate to accommodate the level of traffic that is generated by the personal care home.
- F. Taking into account the good condition of the driveway the handicap ramps that connects to the front and back door and the fire exits from both the first floor and the basement the property appears to provide satisfactory ingress and egress and access for emergency vehicles.

- G. An increase in the number of client residents in the personal care home is not expected to create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.
- H. The hours of operation will continue to be the same as those of a typical residence and are not expected to adversely impact adjoining properties.
- I. Addition of three resident client is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use.
- J. The existing personal care home complies with the applicable requirements of the R-85 zoning district, and would continue to do so after addition of three resident client.
- K. 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."
- L. Because no buffers or transitional buffers are required, this consideration is not applicable.
- M. There is adequate provision of refuse and service areas, and expansion of the home by three people will not necessitate any changes.
- N. There appears to be no reason to limit the duration of the requested special land use permit.
- O. Because no changes are proposed to the size, scale, or massing of the home, this consideration is not applicable.
- P. No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. The home currently satisfies the supplemental regulations, and addition of three people will not have any effect on the ability of the home to continue satisfying the supplement regulations.
- R. Because no changes are proposed to the height of the home, this consideration is not applicable.

- S. Addition of three residents client to the existing personal care home would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

TO WHOM IT MAY CONCERN.

November 13, 2017

I David Foster hereby give total authorization to Ms. Starleatha Denson to utilize my property at 2336 Wesley Chapel Road Decatur Georgia 30035. For personal care, home health or group home. Any question or inquiry regarding this property I can be reached at 404-820-4432, Thank you for your cooperation.


Sincerely



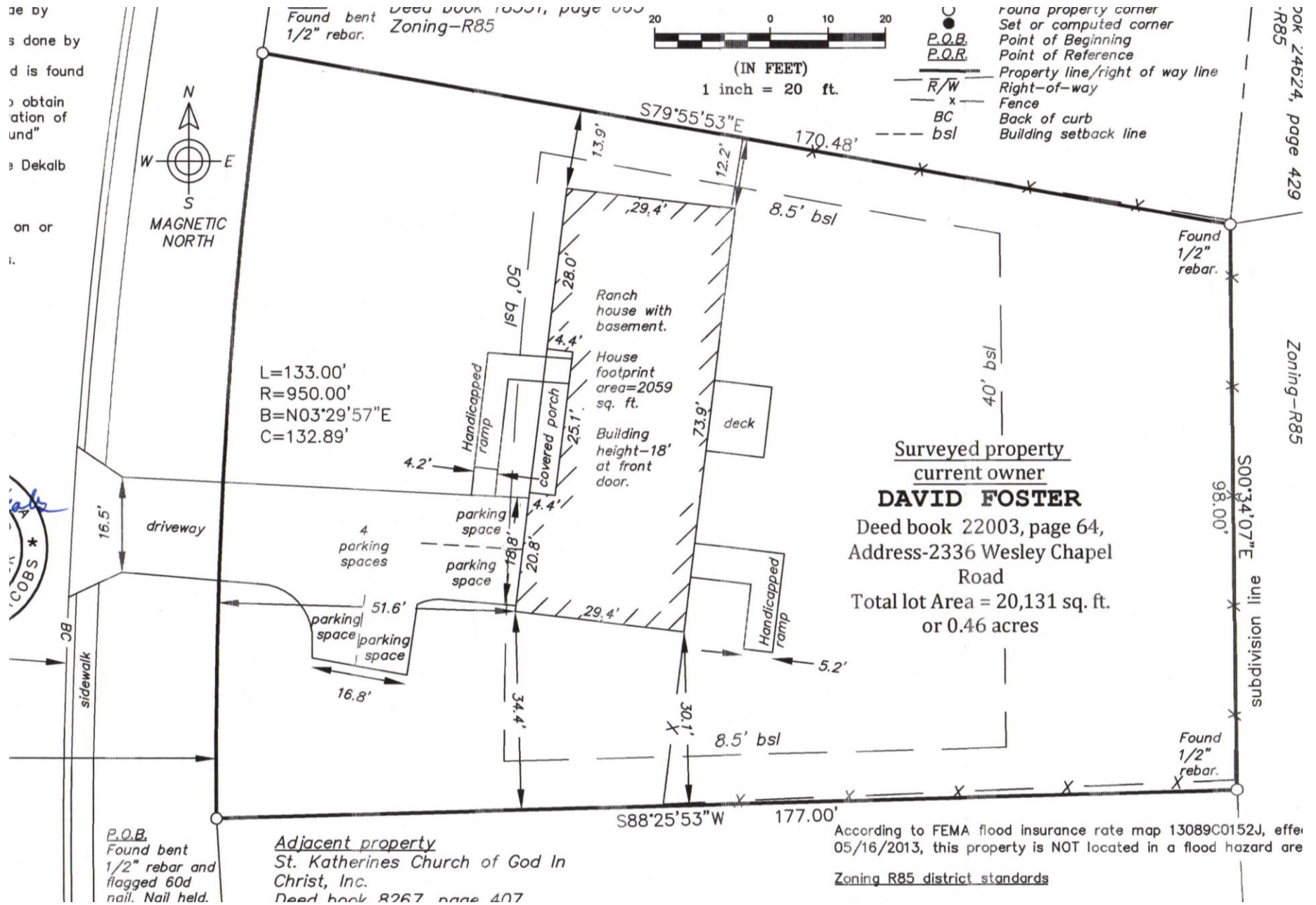
David Foster



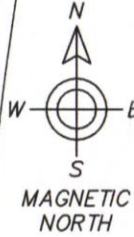
V. Kong-Quee
4205 East Side Drive
Decatur, GA 30034



11/29/2017



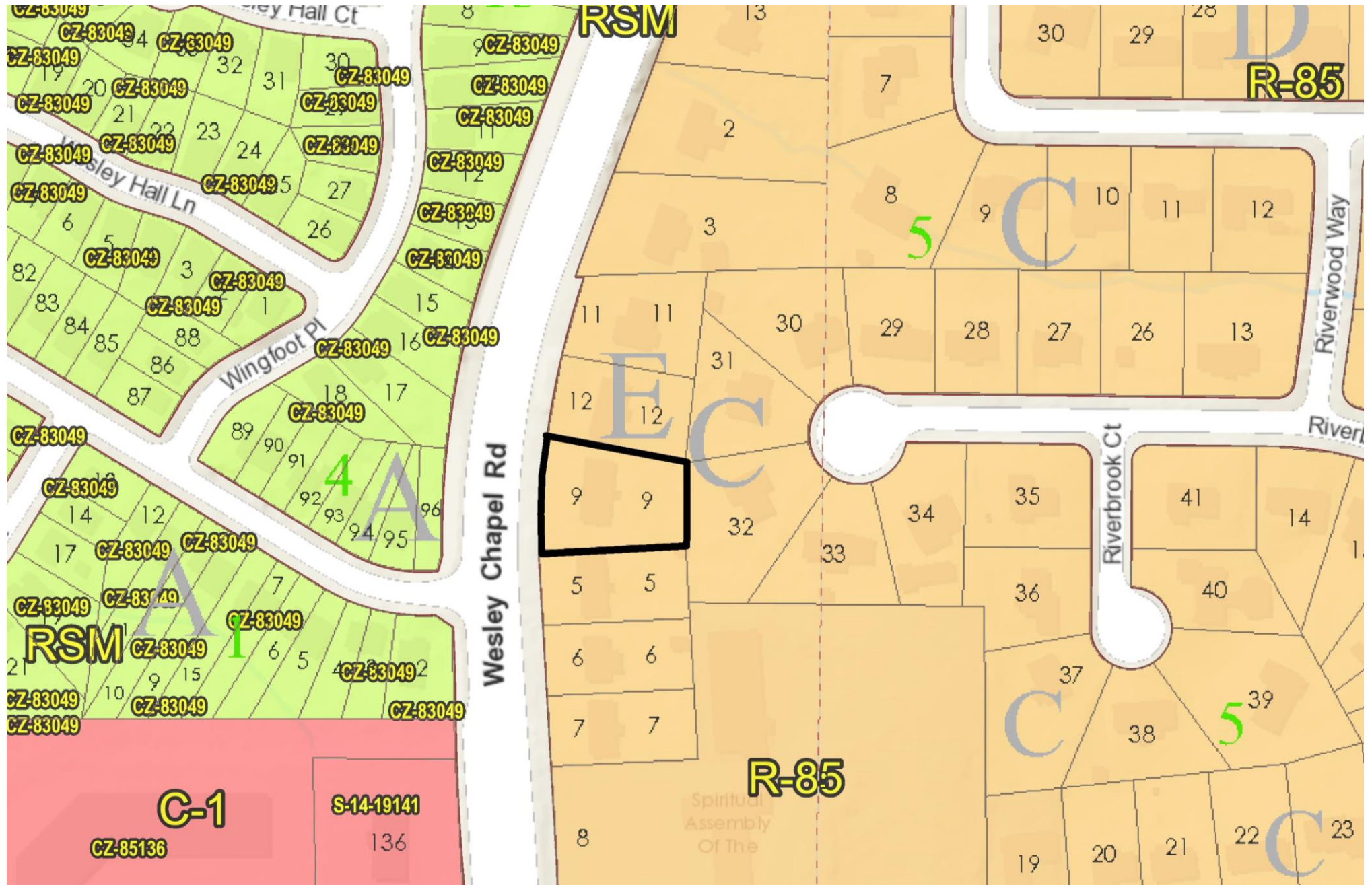
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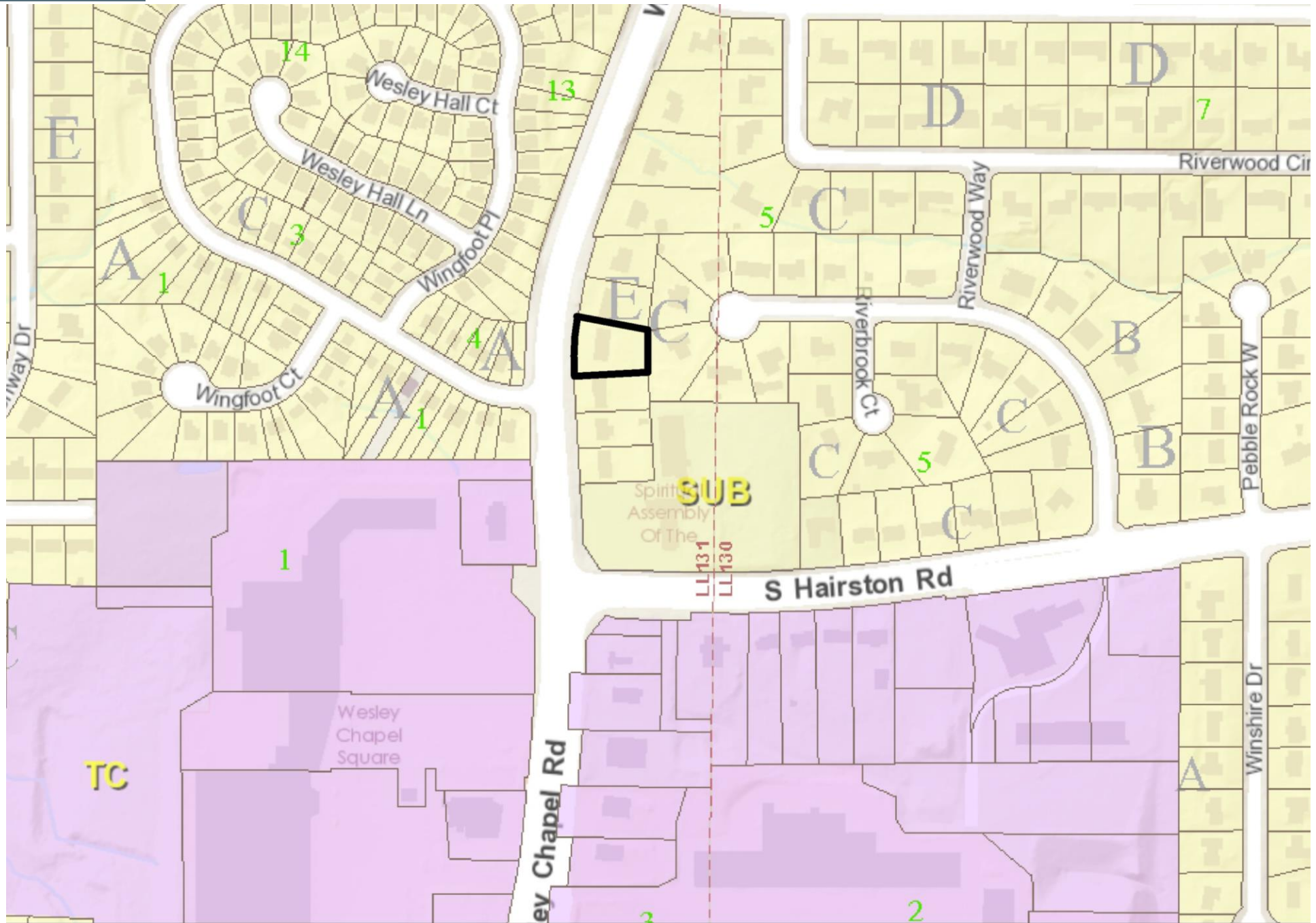


20K 24624, page 429
 Zoning-R85

S00°34'07"E
 98.00'











(left) Subject property.

(right) View of adjoining properties to the south.

