



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

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

**Planning Commission Hearing Date: September 9, 2021, 5:30 P.M.
Board of Commissioners Hearing Date: September 20, 2021, 5:30 P.M.**

STAFF ANALYSIS

Case No.: Z-21-12445110 **Agenda #:** N12

Location/Address: 1816 Enid Drive **Commission District:** 5 **Super District:** 7

Parcel ID(s): 16-037-02-007, -008

Request: Special Land Use Permit (SLUP) to increase an existing Personal Care Home from three (3) persons to the maximum of six (6) people in the R-85 (Residential Medium Lot-85) District in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance.

Property Owner(s): Maddox Jesse Iii

Applicant/Agent: Meleshia Myrie

Acreage: 0.46 acres

Existing Land Use: Detached Single Family Residence

Surrounding Properties: North, South, East, and West: Detached Single Family Residences (zoned R-85).

Comprehensive Plan: SUB (Suburban) Consistent Inconsistent

Proposed Building Square Ft.: N/A (Existing)	Proposed Building Square Feet: N/A (Existing)
Proposed Lot Coverage: N/A (Existing)	Existing Lot Coverage: N/A (Existing)

Zoning History: Based on DeKalb County records, it appears that the R-85 (Residential Medium Lot-85) zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956. However, the existing single-family home was built in 1972. The *DeKalb County 2021 Comprehensive Plan* update designates the subject property’s future land use as Suburban (SUB).

SITE ANALYSIS

The 0.05-acre site is located at 1816 Enid Drive. The subject site has approximately 100 feet of frontage along Enid Drive, and is currently developed with detached single-family structure.

PROJECT ANALYSIS

Based on the submitted materials, the applicant is requesting a special land use permit to increase their existing personal care home from three (3) persons to the maximum of six (6). According to the letter of intent, the existing personal care has existed since 2014. The existing personal care home currently has two staff persons. One staff person works from 8:00 a.m. to 8:00p.m., and the other works from 8:00p.m. to 8:00 a.m. If the special land use permit is approved, the applicant will hire two additional staff workers. The letter of intent also indicates that all residents can have family or visitors stop by during visiting hours. There are no structural additions or demolitions planned for the site.

IMPACT ANALYSIS

- 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 proposal to expand an existing personal care home from three (3) persons to the maximum of six (6) will have adequate land available for the use and meets all required yard, open space, and parking provisions from the DeKalb County code. As mentioned above, there are no structural additions or demolitions proposed.

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

The proposal to expand an existing personal care home from three (3) persons to the maximum of six (6) has a zoning designation that is consistent and compatible with adjacent properties. Adjacent properties contain single-family, detached residences. The general purpose of personal care homes is to provide housing, meals, personal assistance services, and twenty-four-hour continuous watchful oversight for adults. In its basic form, this arrangement may generate the same level of activity as other residences in a typical neighborhood.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

The proposal to expand an existing personal care home from three (3) persons to the maximum of six (6) may not generate any more demand on public services than other residences in the neighborhood. There has been no indication that there are inadequate public services and facilities to serve the facility at the proposed location.

- 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.**

Ingress/egress to/from the facility is via a residential driveway located on Enid Drive. Enid Drive appears to have adequate traffic-carrying capacity for the trips that would be generated by the facility.

- E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**

The applicant's proposal does not specifically address the character or number of vehicles associated with the proposed facility or the volume of traffic expected for the proposed facility.

F. 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.

In the event of fire or other emergency, the site will have adequate ingress and egress to the current structure. The site currently has ingress/egress from Enid Drive.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use will create no adverse environmental effects on the adjoining land uses and should not create or emit smoke, odor, dust, or abnormal noises or vibrations beyond the normal expected by a single-family home .

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The adjoining residential uses may not be impacted by the proposed hours of operation. As a residential facility, the personal care home must operate 24 hours, seven days a week. The existing personal care home currently has two staff persons, one worker works from 8:00 a.m. to 8:00p.m., and the other worker works from 8:00p.m. to 8:00 a.m. If the special land use permit is approved, the applicant will hire two additional staff workers.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The personal care home will offer protective care to individuals and oversight to persons who needs a watchful environment. The residential component of the proposed use is compatible with surrounding residential uses. The submitted application does not provide substantive details regarding the manner of operation.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Per the Dekalb County Code, group, personal care homes 4-6 are permitted only with the approval of a special land use permit in the R-85 zoning district.

K. Whether the proposed use is consistent with the policies of the *Comprehensive Plan*.

Per the *Comprehensive Plan*, the future land use designation is SUB (Suburban). The proposed use is consistent with the *Dekalb County Comprehensive Plan* future land use objectives for districts designated as Suburban. Moreover, the proposal may present an opportunity to “utilize the *Zoning Code* to provide a variety of housing opportunities and choices to better accommodate the needs of residents” (Housing Policy #9—Housing Variety/Access).

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffer zones are not required.

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

In response to this criterion, the applicant states “the proposed site has no provision of refuse and service areas.” The applicant has not provided any additional clarification.

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

In consideration of unanticipated issues that may negatively impact adjacent properties, Staff recommends that, if conditionally approved, the special land use permit be subject to periodic renewal, at the discretion of the Board of Commissioners.

O. 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.

The proposed use is an existing single-family home and is consistent with nearby single-family homes. The applicant has no plans for expansions or additions that will cause inconsistency with adjacent lots and buildings.

P. 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 in the immediate area that will be adversely affected by the proposed use.

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

The existing driveway should be able to accommodate four normal or compact size passenger vehicles.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will be in an existing 1-story home, thus, no adverse impacts from building height will be created.

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

The proposed use shows consistency with the needs of the community. The proposed use shows consistency with the *Comprehensive Plan* and meets the requirements of a Suburban (SUB) land use. See Criterion K.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the impact analysis and land use analysis above, the special land use permit request is consistent with the intent of the *2035 Comprehensive Plan*. The special land use proposal does not include expansion of the existing single-family home. The special land use request provides a residential service to the surrounding community. The request may generate limited negative impacts on current neighborhood and on the natural environment. Based on the information provided, the department of planning and sustainability recommends approval with the following conditions:

1. The Special Land Use Permit shall be issued to Meleshia Myrie, for operation of a personal care home up to six (6) persons, which shall not be transferrable.
2. The number of residents shall not exceed a maximum of six persons at the personal care home.
3. This special land use permit shall be subject to renewal by the Board of Commissioners eighteen (18) months from the date of approval by the Board of Commissioners. Failure to renew may result in revocation of the SLUP.
4. Employee, facility, and/or visitor parking shall be contained within the existing driveway. On-street parking is prohibited.

Attachments:

1. Application
2. Site Plan
3. Zoning Map
4. Land Use Plan Map
5. Aerial Photograph
6. 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.

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: Meleshia Myrie

Daytime Phone: 770 206 8120 E-Mail: Meleshiamyrie@gmail.com

Mailing Address: 1816 Enid drive Lithonia GA 30058

Owner Name: Meleshia Myrie

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

Daytime Phone: _____ E-Mail: _____

Mailing Address: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 1816 Enid drive

Lithonia DeKalb County, GA, 30058

Parcel ID: _____ Acreage or Square Feet: 1,898 Commission Districts: DeKalab


Existing Zoning: _____ Proposed Special Land Use (SLUP): Personal Care

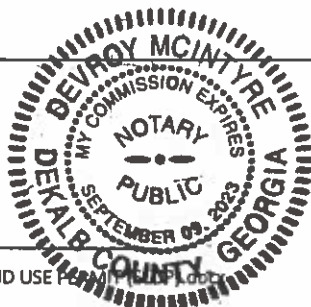
home.

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: MELESHIA MYRIE

Notary Signature and Seal: 



Date: July 23, 2021

For: Happy's Manner Personal Care Home

Re: Letter of Intent

My intent for Happy's Manner, a Licensed Personal Care Home since 2014 for 3 (three) residents, is to increase my capacity from three to six residents, an increase of 3 more residents, making my capacity a total of 6 (six) residents.

Happy's Manner currently operates with two staff, one working from 8:00am to 8:00pm and the other staff working from 8:00pm to 8:00am. Once my capacity increases to six residents, my staff will increase to two staff members in the morning and two staff members in the evening.

Our first and top priority at Happy's Manner is security and safety. Currently Happy Manner does have security alarms on all exit doors, and outdoor cameras. We currently engage in several activities with our current residents such as pizza night, movie night, game night, BBQ on holidays, mall outings, exercise for seniors, karaoke/sing along night, they also partake in putting simple puzzles together. They also are given the opportunity to go grocery shopping with me if they so desire. they are also given the opportunity to go to a day program at a senior center once or twice a week. We also take them on outings/trips to the Atlanta aquarium, art museums, out to eat, botanical gardens, etc. at least once or twice a year time permitting. No resident is forced to participate in any activity; however, they are encouraged to participate in activities. Staff is always watchful over residents participating in activities.

All residents are allowed to have family or visitors stop by during visiting hours, however, due to Covid-19, they are several restrictions put in place such as they must have a recent covid test, wear face mask, social distance as much as possible. Their temperature is checked, as well as hand sanitizer and gloves are supplied to family and visitors before entering the residence. Family members and visitors will have adequate parking in the driveway of my Personal Care Home.

In conclusion, Happy's Manner is governed by the state of Georgia and does adhere to their rules and regulations and will continue to do the same with six residents. Happy's Manner also currently assist residents with their doctors' appointments, medications management, and their ADL's. In addition, all medical records and medications are kept under lock and key. I am very respectful to my residents, staff, and neighbors and my goal going forward is to continue doing the same and to be of help and service to those in need.

Thank you for your support in my endeavor to grow my business.

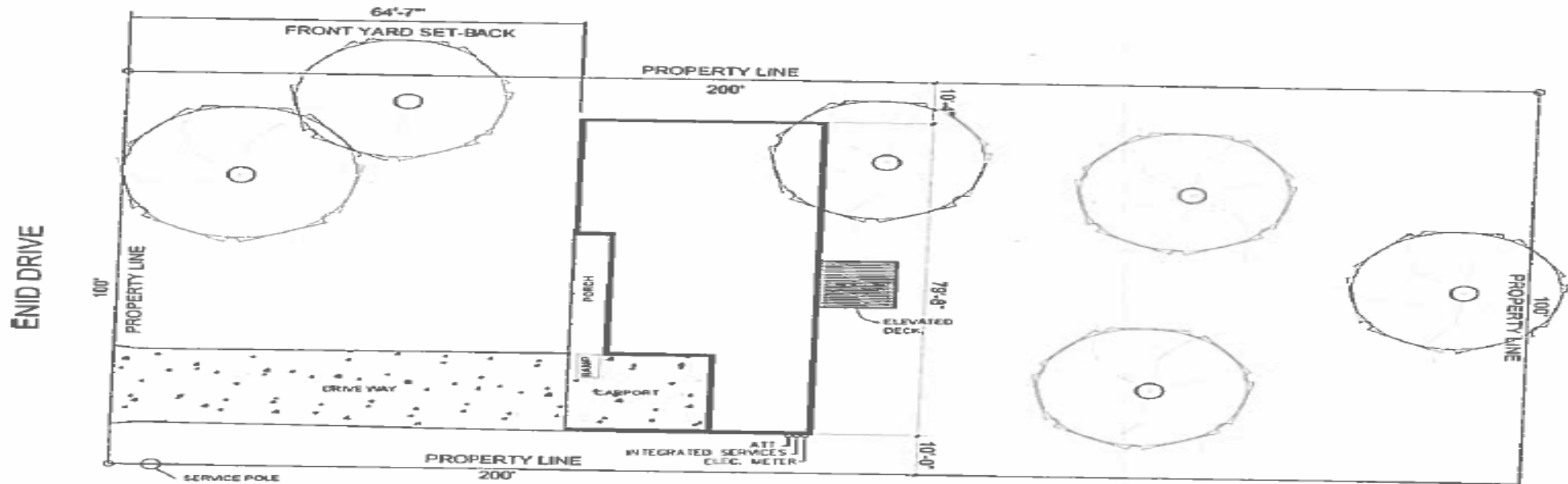
Meleshia Myrie

Owner – Happy's Manner PCH

470-385-8157

1816 Enid Drive

Lithonia, GA 30058



SITE PLAN - 1816 ENID DRIVE

SCALE: 1/32" = 1 FOOT



LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6, BLOCK D, THOMPSON TERRACE, AS PER PLAD RECORDED AT PLAT BOOK 60, PAGE 13, DEKALB COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

TAX ID NO: 15 155 03 005

- Property Owner
- Lot Square Footage
- Acreage
- Lot Coverage
- Minimum Lot Standards
- Zoning
- Land Use
- Land Unit
- Subdivision
- Property Class
- Tax District

1816 ENID DRIVE LITHONIA GA 30056
 Jesse Maddox III
 20,000 SF
 .4591 ACRE
 House, Porch and Carport (14%) Drive Way (6.3%) Yard(79.7%)
 100 X 200
 R3
 RSFR - Single Family Residential
 1 lot 6, Block D
 THOMPSON TERRACE
 R3 - Residential Single Family home
 04 - UNINCORPORATED











DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: Z-21-12445110

Parcel I.D. #: 16 188 03 006

Address: 1816 Enid Drive

Lithonia, Georgia

WATER:

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

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Yellow River Creek Basin

Is sewer adjacent to property: Yes () No (X) If no, distance to nearest line: Approximately 802 feet South of property

Water Treatment Facility: Pole Bridge WTF () adequate () inadequate

Sewage Capacity; * (MGPD)

Current Flow: 6.48 (MGPD)

COMMENTS:

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

Will need sewer capacity approval for additional residents, -D Taylor

Signature: Carlo Taylor

Zoning

N1. No Comment

N2. Panola Road is classified as a Major Arterial. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Young Road is classified as a collector road. Infrastructure requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike path (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. The access point on Young Road must be right in/right out only and be located father from the intersection of Young Road at Panola Road. See Land Development Code Section 14-200 (6) for required minimum spacing to get proper offset from the Family Dollar access point. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N3. No file forwarded for review.

N4. North Druid Hills is classified as a Major Arterial. Driveway is to be right in/right out only. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Raise the curb along North Druid Hills to current standards. Infrastructure requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights.

N5. No Comment

N6. No file forwarded for review.

N7. Memorial Drive is a state route. Review and approval of GDOT District 7 is required prior to a land disturbance permit (rmathis@dot.ga.gov) Memorial Drive is classified as a Major Arterial. Infrastructure Requirements: 50 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. East Anderson Road is classified as a local road. The Land Development Code requires improvements on all property frontages. Infrastructure Requirements: 27.5 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 5 foot sidewalk, 6 foot landscape strip and street lights. A variance from the Zoning Board of Appeals for the Zoning Code requirements is necessary to eliminate the infrastructure improvements. However, the Transportation Division requires that the right of way dedication of 27.5 feet from centerline be donated- even if ZBA variances for sidewalks, streetlights, etc. are granted. The Land Development Code Section 14-200 (5) requires 3 access points for 170 units. If you propose over 150 units, you will need a variance from the BOC for the Land Development Code prior to approval of the land development permit. You will also need a variance from the BOC if you do not dedicate the right of way on East Anderson Road.

N8. No file forwarded for review.

N9. Columbia Drive is classified as a minor arterial. . Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Interior roads to be private. Only one access point (30 units). Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting.

N10. No Comment

N11. No Comment

N12. No Comment.



Board of Health

08/20/2021

To: Planning & Sustainability Department
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

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

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

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

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

This office must approve any proposed food service operation, tourist accommodation 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.

Board of Health

N.9 Z-21-1245080 2021-2910/15-186-04-028,15-186-04-029

1484 Columbia Drive, Decatur, GA 30032 Acres:2.29 District 03 Super District 07

-Please review general comments.

-Research indicates onsite septic system installed on 04/10/2013 at 1530 Columbia Drive and on 08/15/2006 at 1497 Columbia Drive (surrounding area of 1484 Columbia Drive).

N.10 CZ-21-1245061 2021-2903/15-251-01-020,15-251-01-027,15-251-01-028

3458 Mountain Drive, Decatur, GA 30032 Acres: 9.30 District 04 Super District 06

-Please review general comments.

-Research indicates onsite septic system installed on 08/05/1996 at 3402 Mountain Drive (surrounding area).

N.11 SLUP-21-1245087 2021-2909/15-148-02-029

1748 Pine Trail, Atlanta, GA 30316 Acres: 1.01 District 03 Super District 06

-Please review general comments.

N.12 SLUP-21-1245110 2021-2909/16-188-03-006

1816 Enid Drive, Lithonia, GA 30058 Acre:0.47 District 05 Super District 07

-Please review general comments.

Research indicates onsite septic system installed on 11/29/172 and 05/15/1992 at location.



PERMANENT 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 TRAFFIC ENGINEERING

Case No.: SLUP-21-1245110 Parcel I.D. #: 16-186-03-006

Address: 1816
EMMA DRIVE
LITHONIA, GA

Adjacent Roadway (s):

(classification) (classification)

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

Plans and field review. No problem found that would disrupt traffic flow

Signature: [Signature]

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: Meleshia Mylie Phone: 770-206-8120 Email: meleshamyrie@gmail.com

Property Address: 1816 Enid Drive Lithonia, GA 30058

Tax Parcel ID: 16 188 03 006 Comm. District(s): 5 & & Acreage: 0.46

Existing Use: Residential Proposed Use: Personal Care Home up to six (6) individuals

Supplemental Regs: 27-4.2.41. Overlay District: No DRI: No

Rezoning: Yes No

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes No

Existing Land Use: _____ Proposed Land Use: _____ Consistent Inconsistent

Special Land Use Permit: Yes No Article Number(s) 27- 4.2.41.

Special Land Use Request(s) Personal Care Home up to six (6) people

Major Modification:

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

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:

Planner: Jeremy McNeil, Senior Planner

Date May 14, 2021

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

Date: July 23, 2021

For: Happy's Manner Personal Care Home

Re: Letter of Intent

My intent for Happy's Manner, a Licensed Personal Care Home since 2014 for 3 (three) residents, is to increase my capacity from three to six residents, an increase of 3 more residents, making my capacity a total of 6 (six) residents.

Happy's Manner currently operates with two staff, one working from 8:00am to 8:00pm and the other staff working from 8:00pm to 8:00am. Once my capacity increases to six residents, my staff will increase to two staff members in the morning and two staff members in the evening.

Our first and top priority at Happy's Manner is security and safety. Currently Happy Manner does have security alarms on all exit doors, and outdoor cameras. We currently engage in several activities with our current residents such as pizza night, movie night, game night, BBQ on holidays, mall outings, exercise for seniors, karaoke/sing along night, they also partake in putting simple puzzles together. They also are given the opportunity to go grocery shopping with me if they so desire. they are also given the opportunity to go to a day program at a senior center once or twice a week. We also take them on outings/trips to the Atlanta aquarium, art museums, out to eat, botanical gardens, etc. at least once or twice a year time permitting. No resident is forced to participate in any activity; however, they are encouraged to participate in activities. Staff is always watchful over residents participating in activities.

All residents are allowed to have family or visitors stop by during visiting hours, however, due to Covid-19, they are several restrictions put in place such as they must have a recent covid test, wear face mask, social distance as much as possible. Their temperature is checked, as well as hand sanitizer and gloves are supplied to family and visitors before entering the residence. Family members and visitors will have adequate parking in the driveway of my Personal Care Home.

In conclusion, Happy's Manner is governed by the state of Georgia and does adhere to their rules and regulations and will continue to do the same with six residents. Happy's Manner also currently assist residents with their doctors' appointments, medications management, and their ADL's. In addition, all medical records and medications are kept under lock and key. I am very respectful to my residents, staff, and neighbors and my goal going forward is to continue doing the same and to be of help and service to those in need.

Thank you for your support in my endeavor to grow my business.

Meleshia Myrie

Owner – Happy's Manner PCH

470-385-8157

1816 Enid Drive

Lithonia, GA 30058

DEPARTMENT OF PLANNING & SUSTAINABILITY

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business _____ Existing Business . If the SLUP is for an existing business please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes No _____
If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes _____ No
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following:
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.