

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

Planning Commission Hearing Date: July 11th, 2024
Board of Commissioners Hearing Date: July 25th, 2024

Case No.:	Z-24-1246990	Agenda #: 2024-0626
Location/Address:	911 Mountain View Drive Stone Mountain, GA 30083	Commission District: 04 Super District: 07
Parcel ID(s):	18 091 03 035	
Request:	Rezone property from R-75 (Residential Medium Lot-75) zoning district to MU-1 (Mixed-Use Low Density) zoning district to allow for an adult day care facility.	
Property Owner(s):	Carol & Wallace Mouzon	
Applicant/Agent:	Claudette Spencer	
Acreage:	1.2	
Existing Land Use:	Single-Family Residential	
Surrounding Properties:	North: C-1 East: RSM South: RSM West: MR-1	
Comprehensive Plan:	CRC (Commercial Redevelopment Corridor) <input checked="" type="checkbox"/> Consistent	<input type="checkbox"/> Inconsistent

Staff Recommendation: TWO-CYCLE DEFERRAL

The proposed request is to rezone from R-75 (Residential Medium Lot-75) to MU-1 (Mixed-Use-1) for 911 Mountain View Drive in Stone Mountain, Georgia is necessary to permit the operation of an Adult Day Care Center within the existing building on the premises with the intention to operate during daylight hours, 9 AM to 6 PM, and will not provide overnight accommodation.

The property includes three bathrooms (including a handicap-accessible shower), an office, a quiet room, a medication room, a large dining room, a television room, a laundry room, and a kitchen according to the application. Additionally, it features four entry points, two of which are handicap-accessible ramps equipped with alarms. The premises also has a large rear patio, a covered deck for outdoor seating, and an acre of grassy area.

The proposed *Adult Day Care Center* is deemed suitable considering the use and development patterns of adjacent and nearby properties. The land borders a mix of zoning districts areas classified as C-1 (local commercial), MR-1 (medium density residential), and RSM (Residential Small Mix). Therefore, the

proposed use may be compatible with surrounding land uses and density, and is not anticipated to adversely affect the existing use or usability of adjacent properties. Additionally, the planned use aligns with the current infrastructure. The existing house on the property has sufficient amenities to support the operations of an *Adult Day Care Center* without necessitating significant alterations or placing undue strain on local streets, transportation facilities, utilities, or schools.

The proposed rezoning is consistent with the written policies in the comprehensive plan text. The property is designated as SUB (Suburban) and is adjacent to a CRC (Commercial Redevelopment Corridor) district. This rezoning aligns with the comprehensive plan's goals to provide infill amenities and essential services to neighboring residential communities according to the "Development" on page 41 of the *2050 Comprehensive Plan*. There are no historical buildings, sites, districts, or archaeological resources in the vicinity that would be affected by the proposed rezoning. Additionally, there do not appear to be any existing or changing conditions affecting the use and development of the land. The development of an Adult Day Health Center may be supportive of the nearby and adjacent CRC Character Area which calls for the redevelopment and revitalization of commercial corridors according to CRC development standards on page 37 of the *2050 Comprehensive Plan*.

However, the development does not appear to meet the MU-1 (Mixed Use) land use and dimensional requirements. MU-1 requires a mixture of land uses, and only one land use is proposed (Adult Day Care Center). Therefore, it may be appropriate for the applicant to consider changing their rezone request to another zoning district such as C-1 which does not require a mixture of land uses and is located in the immediate vicinity of the subject property. Additionally, the application lacks a site plan which is needed to properly evaluate the impact on surrounding parcels, infrastructure, and public welfare. The MU-1 standards may require variances such as, but not limited to, a 50-foot transitional buffer. The application includes photos of the property with notes pointing to driveway installations and fence replacements and one stating, "Architectural drawings in progress". These architectural drawings will be required for staff to make a recommendation.

While the proposed rezoning to a mixed-use classification fits within the existing neighborhood context and infrastructure and appears to align with the objectives of the *2050 Comprehensive Plan*, it does not appear to comply with the MU-1 zoning requirement to provide a mixture of land uses, to include both commercial and residential uses. Additionally, no site plan has been submitted to determine if there is compliance with dimensional requirements such as but not limited to parking, building setbacks, and transitional buffers. Therefore, staff recommends a two-cycle deferral of the rezoning request to allow the applicant to consider and respond to these issues.

ZONING COMMENTS – JUNE 2024

N1. 911 Mountain View Drive. Mountain View Drive is classified as a collector road. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Mountain View Circle and Mountain Springs Way are classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street. Only one access point allowed on Mountain View Drive. Refer to Code Section 14-200 (6) for driveway spacing. Consider the circulation loop having access off Mountain View Circle. No parking allowed on the right of way. Verify that all access points have intersection and stopping sight distance as described by AASHTO.

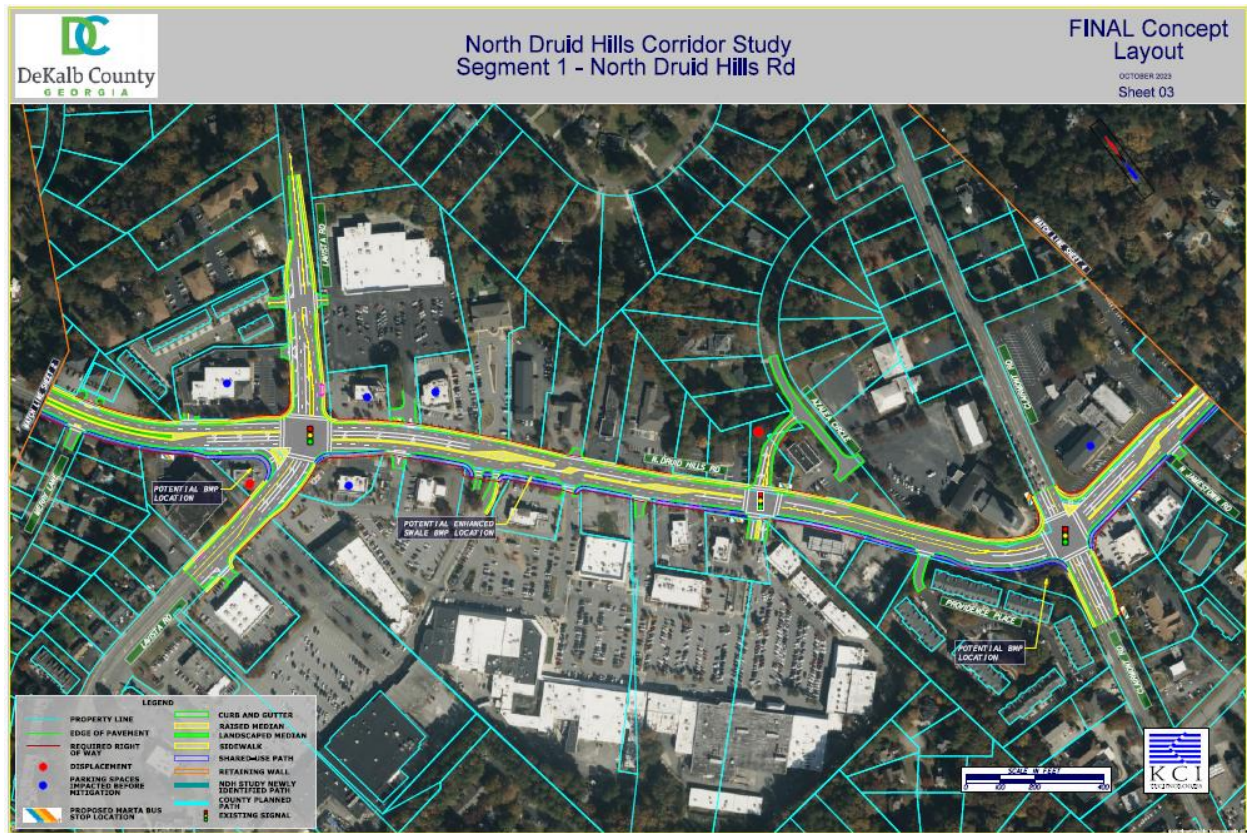
N2. 498 Crestwood Ct: No comment.

N3. 6061 Redan Road. Redan Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Young Road is classified as a collector road. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO. Provide a direct pedestrian connection between the public infrastructure/right of way to the building. One right in/left in/right out access point on Redan Road. Install physical barrier to prevent left turns and include a no left turn signage. Only one access point allowed on Young Road- away from the signalized intersection as possible. Update pedestrian striping and ADA ramps at traffic signal. Bring curb and gutter up to current standards along property frontage. No poles may remain within the limits of the path/sidewalk on any street.

N4. 1422 Rock Chapel Road. Rock Chapel Road is state route 124. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Rock Chapel Road is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). If applicant is seeking a variance from the above infrastructure requirements, it is suggested to seek during the zoning process. Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street.

N5. No comment

N6. 2933 N Druid Hills Rd. Additional coordination is required with the PW- Transportation Division on related to the North Druid Hills Study Section 1B. The Transportation Division has applied for federal funds to design and construct this project. Dedicate necessary right of way for the project. Recommend variance for all other infrastructure improvements until the project is delivered during zoning process. Please note the final position of access points. Verify that all access points have intersection and stopping sight distance as described by AASHTO.



N7. 5370, 5384, 5378 Flat Shoals Parkway. Flat Shoals Parkway is SR 155. GDOT review and permits required prior to permitting. (JLivingston@dot.ga.gov) Flat Shoals Parkway is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hewfowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street. Private roads must be built to public road standards. All interior roads are to be private and maintained by a Homeowner’s Association. Verify the distance between the garage door and sidewalk is long enough to accommodate a vehicle without blocking the sidewalk. Make sure that sidewalk/pedestrian paths meet ADA requirements at driveways. If street is less than 24 feet wide, no on street parking allowed. Add no parking signs and include parking restrictions in neighborhood covenants.

N8. 1850 Lawrenceville Hwy. Lawrenceville Hwy is SR 8. GDOT review and permits required prior to permitting. (JLivingston@dot.ga.gov) Lawrenceville Hwy is classified as a major arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse

path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Verify that all access points have intersection and stopping sight distance as described by AASHTO. No poles may remain within the limits of the path/sidewalk on any street. If seeking a variance from infrastructure improvements: At a minimum, add an 8-foot sidewalk for connection to South Fork Peachtree Creek Multiuse Trail along frontage and dedicate right of way needed.



6/14/2024

To: LaSondra H. Hill
From: Ryan Cira, Environmental Health Director
Cc: Alan Gaines, 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 Public Health

445 Winn Way – Box 987

Decatur, GA 30031

404.508.7900 • www.dekalbhealth.net



N.1 - 2024-0626

Z-24-1246990/ 18 091 03 035

911 Mountain View Road, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Property is indicated to operate on septic.

N.2 - 2024-0628

SLUP-24-1246990 18 026 04 039

498 Crestwood Court, Lithonia, GA 30058

Amendment

- Please review general comments.

N.3 - 2024-0629

CZ-24-1246996 16 068 02 018

6061 Redan Road, Lithonia, GA 30058

Amendment

- Please review general comments.
- This property is indicate to have a septic system installed.

N.4 - 2024-0630

Z-24-1246999 16 189 01 003

1422 Rock Chapel Road, Lithonia, GA 30058

Amendment

- Please review general comments.

DeKalb Public Health
445 Winn Way – Box 987
Decatur, GA 30031
404.508.7900 • www.dekalbhealth.net



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.

1236990 Review disposition comment: See specific comments below. No objection.

Andrew for DeKalb Co.

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. Land development permit is required for the proposed driveway.

- **Storm Water Management**

Compliance with the DeKalb County Code of Ordinances 14-40 for Stormwater management and water quality control and Georgia Stormwater Management Manual is required as a condition of land development permit approval.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area, local floodplain, or local flood prone areas 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.

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

State water buffer was not reflected in the DeKalb County 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.



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

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

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

Address: _____

WATER:

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

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

SEWER:

Outfall Servicing Project: _____

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

Water Treatment Facility: _____ adequate ____ inadequate ____

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

COMMENTS:

Signature: _____



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

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

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: 2-24-1246990 Parcel I.D. #: 10-091-03-035
Address: 911 Mountain View Rd., Stone Mountain
GA 30083

Adjacent Roadway (s):

Memorial Dr. Mountain View Dr.

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

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

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

COMMENTS:

No traffic engineering concerns at this time.

Signature: _____



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

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

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: _____

Applicant Name: _____

Applicant E-Mail Address: _____

Applicant Mailing Address: _____

Applicant Daytime Phone: _____ Fax: _____

Owner Name: _____

If more than one owner, attach list of owners.

Owner Mailing Address: _____

Owner Daytime Phone: _____

Address of Subject Property: _____

Parcel ID#: _____

Acreage: _____

Commission District: _____

Present Zoning District(s): _____

Proposed Zoning District: _____

Present Land Use Designation: _____

Proposed Land Use Designation (if applicable): _____



DeKalb County
GEORGIA

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov/planning
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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: Claudette Spencer Phone: 908-500-5796 Email: croxspencer@yahoo.com

Property Address: 911 Mountain View Drive, Stone Mountain 30083

Tax Parcel ID: 18 091 03 035 Comm. District(s): 4 & 7 Acreage: 1.16

Existing Use: _____ Proposed Use: PCH for up to 6.

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: R-75 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: Possible rezone, if more than 6.

Land Use Plan Amendment: Yes _____ No X

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

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

Special Land Use Request(s): Possible Special Land Use Permit (SLUP) for 6 or less.

Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

None



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: LaSondra Hill, Admin Date: 2/29/2024

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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Michael Thurmond

Interim Director
Cedric Hudson

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

- X 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.
- X 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.
- X 3. Submit: **Application - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:**
 - X **A. Application form** with name and address of applicant and owner, and address of subject property;
 - X **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - X **C. Letter of application and impact analysis**
 - X **1. Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - X **2. Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - n/a **D. Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - n/a **E. Campaign disclosure statement** (required by State law).
 - X **F. Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - n/a **G. Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following
 - n/a a. boundaries of subject property;
 - n/a b. dimensioned access points and vehicular circulation drives;
 - n/a c. location of all existing and proposed buildings, structures, setbacks and parking;
 - n/a d. location of 100-year floodplain and any streams;
 - n/a e. notation of the total acreage or square footage of the subject property;
 - n/a f. landscaping, tree removal and replacement, buffer(s); and
 - n/a g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - X **H. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - X **I. Building Form Information.** Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - X **J. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Attendance at community meeting

Karen Goss – Voted in favor of rezoning

Victoria Webb

Rhonda Lanier – voted in favor of rezoning

Wendell Love

Dr Tyra Paytes

The Zoom logo is displayed in white lowercase letters on a solid blue rectangular background.

Hi Caring Hands United,

Your cloud recording is now available.

Topic: Caring Hands United's Zoom Meeting

Date: Apr 5, 2024 05:41 PM Eastern Time (US and Canada)

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You can copy the recording information below and share with others

<https://us06web.zoom.us/rec/share/gZSeHZPqz2uSd33CW4ioE3TKEsC3Knw2mDyEYclM6KicLsb3kczGZdiLuMsLyVMq.1Yxo5vB-ZN3JqNB->

Passcode: aQHQ6l&5

Thank you,
-The Zoom Team

Meeting start time: 6:05pm

Meeting adjourned: 6:55pm

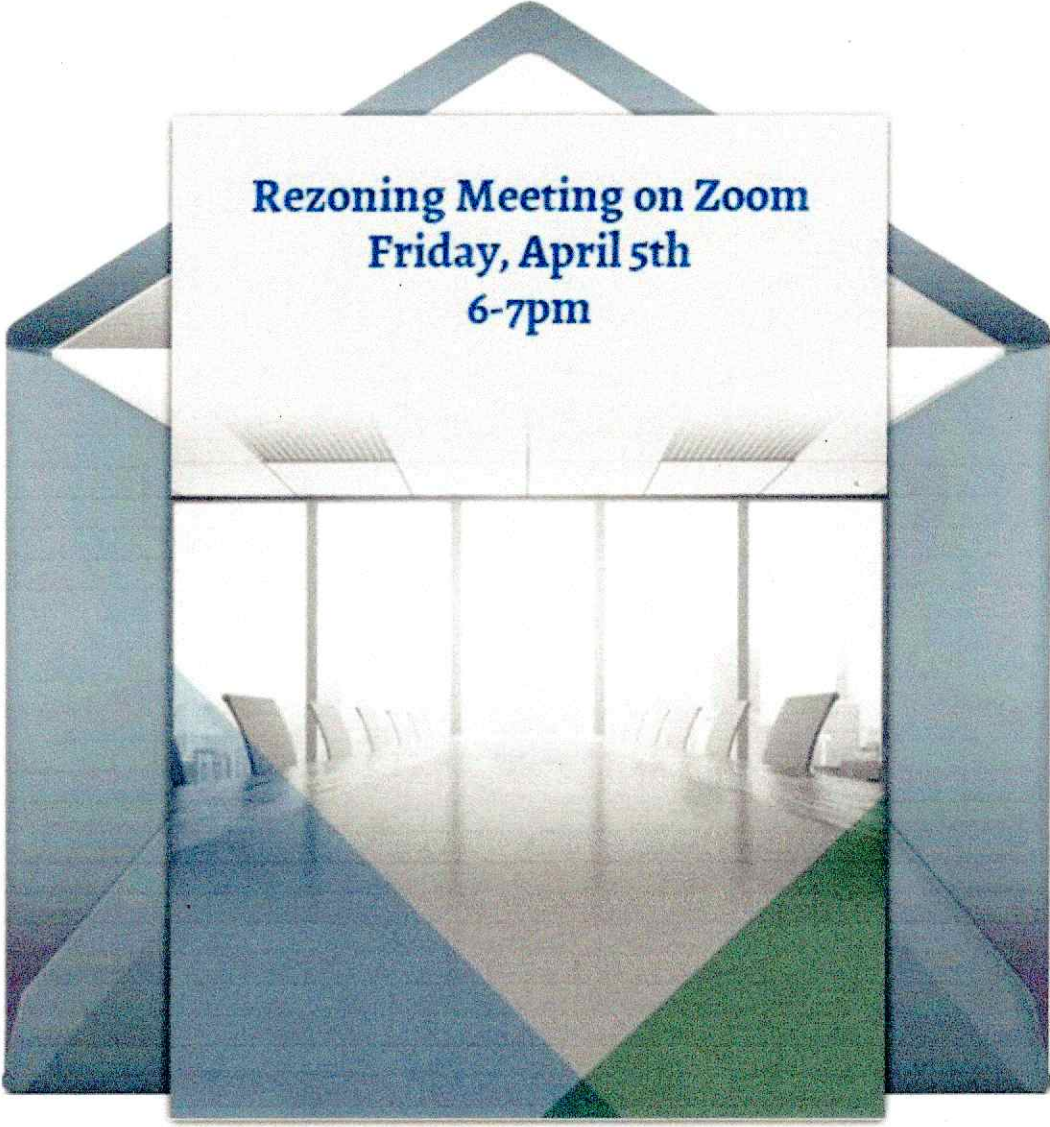
Host: Dr. Claudette Spencer

Neighbors invited

Name	Email/Phone	Last Date Sent	Date Viewed	RSVP
Andrea Hart-Vann	legal51996@yahoo.com	4-Apr		---
Angela Morris	angelamorris@gmail.com	4-Apr		---
Arjarita Stewart	a22stewart@att.net	4-Apr	25-Mar	---
Carmella Mouzon	carmellaw@caringhandsunited.com	4-Apr	5-Apr	---
Carmella Mouzon	mzmouzon@gmail.com	4-Apr	9-Apr	Yes
Carolyn Brown	carolyn.m.brown@emory.edu	4-Apr	4-Apr	---
Cheryl Carlton	cherylcarlton@bellsouth.net	4-Apr	4-Apr	---
Christopher Sutton	christophersutton23@yahoo.com	4-Apr	25-Mar	---
Conward Jones	conwardjones07@gmail.com	4-Apr	21-Mar	---
David Pelton	dwpelton@dekalbcountyga.gov	4-Apr		---
Dennis McCullen	dmcbuilder@mindspring.com	4-Apr	4-Apr	---
Don Robinson	drobson41@hotmail.com	4-Apr	22-Mar	---
Donita Townsel	dntwhitlock@gmail.com	4-Apr	4-Apr	---
Ellen Wan	ellen.y.wan@gmail.com	4-Apr	4-Apr	---
Elliott Brockman	brockmae@bellsouth.net	4-Apr	5-Apr	---
Emily	emilycchait@gmail.com	4-Apr	22-Mar	---
Evora Richie	evorari@bellsouth.net	4-Apr	4-Apr	---
Fran Mohr	kfmohr@gmail.com	4-Apr	4-Apr	---
Frank Taylor	fjtaylor02@gci.net	4-Apr	22-Mar	---
Freda Hammonds	frehammonds@att.net	4-Apr	5-Apr	---
Ian James	4pressingissues@gmail.com	4-Apr	25-Mar	---
James Alec Gelin	jamesalec60@gmail.com	4-Apr	6-Apr	---
James Illingworth	ajillingworth2004@gmail.com	4-Apr		---
James Lucasee	lucaseej@gmail.com	4-Apr	4-Apr	---
Jana Johnson	nativenyc@hotmail.com	4-Apr	4-Apr	---
Janet Curtis	04corvette@bellsouth.net	4-Apr		---
Jean Brown	NJQB@outlook.com	4-Apr		---
Jeffrey Spencer	jaspencer1us@yahoo.com	4-Apr	6-Apr	---
Jim Paulino	jpsjunk@hotmail.com	4-Apr		---
Joan Brown Cunningham	auntjoanie@bellsouth.net	4-Apr	4-Apr	---
Joe Arrington	jarring55@gmail.com	4-Apr		---
Joeph Peters	gccjp123@gmail.com	4-Apr	7-Apr	---
Joetta Preston	joettapreston@bellsouth.net	4-Apr	5-Apr	---
Kate Teague	kdekoker@yahoo.com	4-Apr	4-Apr	---
Katie DeNobriga	kdenobriga@mindspring.com	4-Apr	4-Apr	---
LaForia Hall	tshayhall1@gmail.com	4-Apr		---
Lance Hammonds	lance.hammonds@att.net	4-Apr	4-Apr	---
Linda Parrett	slp77@att.net	4-Apr	4-Apr	---
Linda Rice	lrice27@gmail.com	4-Apr	5-Apr	---
Loretta Edmond	ledmond25@gmail.com	4-Apr	4-Apr	Yes
Lydia Parker	minlyds66@gmail.com	4-Apr		---
Lynn Angus Ramos	L.angusramos@gmail.com	4-Apr	4-Apr	---
Marian Tayloe	met02@gci.net	4-Apr	5-Apr	---

CONT.

Mark Click	southave82@comcast.net	4-Apr	5-Apr ---
Matt Letterman	grammymix@gmail.com	4-Apr	4-Apr ---
Maude King	fredking9@aol.com	4-Apr	2-Apr ---
Melton Preston	mpreston@sacsda.org	4-Apr	4-Apr ---
Michael Cullen	mcullen24@gmail.com	4-Apr	27-Mar ---
Michael Hastings	hastings.michael@gmail.com	4-Apr	21-Mar ---
Myria Jackson	mejack65@hotmail.com	4-Apr	---
Noreen Cochran	lewiscochran@gmail.com	4-Apr	5-Apr ---
Ray Craig	raycraig@gmail.com	4-Apr	---
Rhonda Lanier	rlanier95@comcast.net	4-Apr	6-Apr Yes
Rich Pasenow	rpasenow@gmail.com	4-Apr	4-Apr No
Richard Rose	richardr_im@yahoo.com	4-Apr	4-Apr ---
Richard Younge	richardyoung@bellsouth.net	4-Apr	5-Apr ---
Rosemary Calhoun	rosemarycalhoun@gmail.com	4-Apr	4-Apr ---
Roslyn Allison	allisongroup40@gmail.com	4-Apr	25-Mar ---
Ryan Brown	ryan.b.brown@gmail.com	4-Apr	21-Mar ---
Sarah Page	sarahjonespage@gmail.com	4-Apr	21-Mar ---
Shannon Ridley	shandrid@gmail.com	4-Apr	4-Apr Yes
Sheila Coggins	sheliacoggins@bellsouth.net	4-Apr	4-Apr Yes
Stephen Binney	sbinney@earthlink.net	4-Apr	---
Susan Nease	susan.nease@usa.net	4-Apr	22-Mar ---
Susan Rossi	rossi_susan@hotmail.com	4-Apr	5-Apr ---
Tacoma Robinson	tacoma.sharlene@gmail.com	4-Apr	5-Apr ---
Tammy Davis	tbd@mindspring.com	4-Apr	4-Apr ---
Teresita Reid	teresitamreid@gmail.com	4-Apr	13-Apr Yes
Terra Cribbs	terracribbs@gmail.com	4-Apr	---
Terry Verner	verne48@gmail.com	4-Apr	---
Thaddeus Harrison	thaddeusahjr@yahoo.com	4-Apr	25-Mar ---
Thomas Pringle	thomaspringle@att.net	4-Apr	---
Tyra Pates	tlpaytes@gmail.com	4-Apr	5-Apr Yes
Victoria Webb	vic@furiousdreams.com	4-Apr	5-Apr Yes
Wallace & Carol Mouzon	camouzon@gmail.com	4-Apr	5-Apr Yes
Warsameh Bured	warsameh-hirsi878@hotmail.com	4-Apr	---
Wayne Smith	jwayne@fepcocontainer.com	4-Apr	4-Apr ---
Weez Tomlinson	weezyt@gmail.com	4-Apr	5-Apr ---
Wendell Love	wendell.love@gmail.com	4-Apr	5-Apr Yes
Wesley Brooks	wesleyabrooks@gmail.com	4-Apr	25-Mar ---



**Rezoning Meeting on Zoom
Friday, April 5th
6-7pm**

RE: A Proposed zoning modification at 911 Mountain view Drive, Stone Mountain, Georgia 30083.

Dear Property Owner:

We would like for you to join our Zoom Video Meeting on Friday **April 5, 2024** from 6pm to 7pm to discuss a proposed rezoning for the property at 911 Mountain view Drive, Stone Mountain, Georgia, 30083. We are seeking a zoning change to mixed use for the sole purpose of conducting business as a non-profit Adult Day Health Center. The outward appearance of the property will remain intact, however, the zoning change to mixed use, will allow the property to be utilized to serve a greater need for elderly persons in our community.

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 more, please contact Carmella at the number listed or email her at carmella@caringhandsunited.com to request an emailed summary of the meeting.

Meeting Link: <https://us06web.zoom.us/j/89991628964?pwd=uPPjahv6uMn14YckdQB1tpcrkgC4dL.1>

Meeting Id: 899 9162 8964

Passcode: 748838

Phone in number: Georgia+995 7067 77954; [+995 3224 73988](tel:+995322473988)

Please RSVP by 3/29/24. Hope you can join us.

-
Dr. Claudette Spencer

Administrator

Adult Day Health Division

Caring Hands United Inc.

Find messages, documents, photos or people [Advanced](#) v



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- Unread
- Starred
- Drafts 296
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- Trash
- ^ Less
- Views Hide
- Photos
- Documents
- Emails to myself
- Subscriptions
- Receipts
- Credits
- Travel
- Folders Hide
- + New Folder
- 911 mountainview
- Air Tran 5
- ANA webinars
- Bible Study Link
- CarePlans Apr 2012 ...
- Cookbook
- graduation emails
- important emails
- Jeffrey SR
- LLW sim review
- Meeting Link
- Mom
- Notes
- Papers 6
- Precious Gems
- Recipes
- rsvp
- Thomas Edison... 169
- Uniforms 32
- Upsilon Rho

FORMAT TEST

Yahoo/Inbox ☆



Carmella Mouzon
From: mzmouzon@gmail.com
To: Carmella Williams,
 Claudette Spencer

Fri, Mar 29 at 10:29 PM ☆



Carmella Mouzon Q
 mzmouzon@gmail.com
 + Add to contacts

Dr. Claudette Spencer
 Administrator
 Adult Day Health Division
 (888) 832-1550
 March 29, 2024

RE: A Proposed zoning modification at 911 Mountain View Drive, Stone Mountain, Georgia 30083.

Dear Property Owner:

We would like you to join our Zoom Video Meeting on Friday, **April 5, 2024**, from 6 pm to 7 pm to discuss a proposed rezoning for the property at 911 Mountain View Drive, Stone Mountain, Georgia, 30083. We are seeking a zoning change to mixed-use for the sole purpose of conducting business as an Adult Day Health Center. The outward appearance of the property will remain intact, however, the zoning change to mixed-use will allow the property to be utilized to serve a greater need of our community's elderly persons.

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 cannot attend the meeting but would like to learn more, please contact our administrator at the number listed or email Carmella at carmellaw@caringhandsunited.com to request an emailed summary of the meeting.

You are invited to a Zoom Meeting

When: April 5, 2024 at 6:00pm Eastern Time (US and Canada)

Register in advance for this meeting by selecting yes on the electronic invite:

The Zoom meeting information is below:

Join Zoom Meeting
<https://us06web.zoom.us/j/89991628964?pwd=uPPjahnv6uMn14Yckd0B1tPCRkgC4dL.1>

Meeting ID: 899 9162 8964

Passcode: 748838

Please contact our office if you have any questions regarding the meeting.

Follow-up email



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 n/a Existing Business n/a . If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes n/a No n/a If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes n/a No n/a
If yes, how long did the business operate without a business license? n/a
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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

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

Date: 4/15/24

TO WHOM IT MAY CONCERN:

(I), (WE) Carol and Wallace Mouzon
Name of owners(s) (If more than one owner, attach a separate sheet)

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

Claudette Spencer

Name of Agent or Representative

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



Angela Swygert
Notary Public
My Commission Expires June 22, 2026

Carol Mouzon
Notary Public

Notary Public

Notary Public

Notary Public

Wallace Mouzon
Owner

Carol Mouzon
Owner

Owner

Owner

Owner



DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes _____ No X *

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

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

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

[Handwritten signature]

Notary

[Handwritten signature]

[Handwritten signature]
Signature of Applicant /Date

Check one: Owner _____ Agent _____

[Handwritten signature]

My Commission Expires June 22, 2026

Expiration Date/ Seal



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

C. 1 Letter of application and impact analysis

The proposed zoning classification requested for 911 Mountain View Road in Stone Mountain Georgia is mixed use (HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, O-I, OD, OIT, NS, C-1, C-2, M, M-2) to conduct business on the property classified as an Adult Day Health Center. The reason for the rezoning request is because the property is currently zoned as R75 which would not permit more than 6 elderly persons to attend the day program. The existing property is utilized as a guest house by the owner and proposed use of the property is as mentioned, an Adult Day Health Center.

The property consists of 3 baths (1 handicap accessible shower included), one office, one quite room, a medication room, a large dining room, a television room, laundry room, kitchen. The building has four accesses, 2 handicap ramp accesses with ramps (with alarm), a side entrance into the kitchen, a secured door at the front (with alarm). There is a large rear patio and covered deck for outdoor seating and over an acre of grassy area for outdoor activities.

The number of employees would be based on the number of clients enrolled with the minimum being one nurse practitioner (on call), one registered nurse (part-time), one LPN (full-time), an administrator, a care assistant for every 8 clients (full-time), and one activity director (full-time). The hours of operation will be 8am to 6pm to accommodate clients with varying schedules from one day weekly to a maximum of 5 days weekly, half or full day. A continental breakfast, a boxed lunch and an afternoon snack will be provided with strict adherence to ADA guidelines as prescribed by a registered dietitian. Building occupancy to be determined by the regulatory bodies (fire department). Fire inspection planned upon rezone approval.

A community meeting was held on April 5th at 6pm. The above description of the property, staffing and details of the day-to-day operation was discussed with the neighborhood residents.

C. 2 Impact analysis

The anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, is minimal. The flow of traffic will be one way in that vehicles would enter on one end of the property and exit on the other end. Considering that most of the clients would be transported to the facility on a 10-seater minibus, there is little if any disturbance to the surrounding traffic flow. There is adequate parking on the property for staff and visitors.

There were three concerns mentioned by the neighbors attending the zoom meeting. (1) Effect on traffic. (2) Security of the rear fence. (3) Security from external sources. (1) A circular driveway will be installed upon approval of rezoning to facilitate a safe and efficient traffic flow to and from the building. (2) The rear fence will be replaced with a more secure fence that would prevent elopement or unwanted visitors. (3) Security was mentioned by neighbors at the zoom meeting, there is no plans to hire armed guards, however the building would be secured with alarms.

Contract For drawings that meets check list
requirement F, H
(Ordered but pending)

SinglePoint Services

1620 South Broad Street, Suite B, Monroe GA 30656

April 11, 2024

Carol Mouzon
911 Mountainview Dr
Stone Mountain, GA 30083

Submitted via Email to: camouzon@gmail.com

Re: **Proposal for Professional Land Surveying Services**
911 Mountainview Dr, Stone Mountain, GA 30083, DeKalb County, Georgia

Ms. Spencer:

SinglePoint Services is pleased to submit the following proposal to provide Professional Land Surveying Services for above noted project. The scope of services is to prepare a boundary retracement survey of the subject property and provide a plat of the survey. It is our understanding that the property is an existing single parcel of land and that no subdivision or reconfiguration is needed.

SCOPE OF SERVICES

Boundary Retracement Survey in accordance with Georgia Law

- Record research of property for current property deeds and plats, obtain existing right-of-way plans, if applicable.
- Field location of existing property evidence and nearby improvements.
- Clearly identify existing property corners and other evidence of boundary lines.
- Field location of existing features along the exterior property boundary including the location of buildings, structures, fences, parking areas, sidewalks and paved areas, above ground utility appurtenances, and other substantial improvements.
- Preparation of a survey plat in accordance with Georgia Law.

ASSUMPTIONS/REQUIREMENTS:

- Client to ensure access to property including coordinating access to any fence gates on the premises.
- All surveying services shall be performed under the direct supervision of a Georgia Professional Land Surveyor in accordance with the technical standards established by the State of Georgia.

COMPENSATION AND SCHEDULE

Our fee for the completion of the above Scope of Services shall be \$1,500 (lump sum). We anticipate this survey can be completed in 15 business days from Notice to Proceed, weather dependent.


DELIVERABLES

- Final survey drawing shall be provided to client in pdf format and shall bear the seal and signature of the Georgia Professional Land Surveyor in charge.
- Paper copies of the survey drawing are available on request. Client shall be responsible for any printing and/or shipping cost incurred.

This proposal is valid for thirty (30) days from the date of the proposal. If the proposal is not accepted within thirty (30) days, we reserve the right to revise or withdraw the proposal entirely at our discretion.

We look forward to working with you and appreciate this opportunity to serve your needs. If you have any questions or need additional information, please feel free to call us.

Respectfully submitted,



Josh W. Trawick, PLS, PE

Director of Land Surveying & Engineering Services

jtrawick@singlepointag.com

I hereby authorize SinglePoint Services to proceed with the work described above.

By: _____ Date: _____

(Print or Type Name)

(Signature)

911 MOUNTAIN VIEW RD STONE MOUNTAIN, GA

FRONT VIEW



Driveway
to be
installed

Architectural
Drawings in
Progress

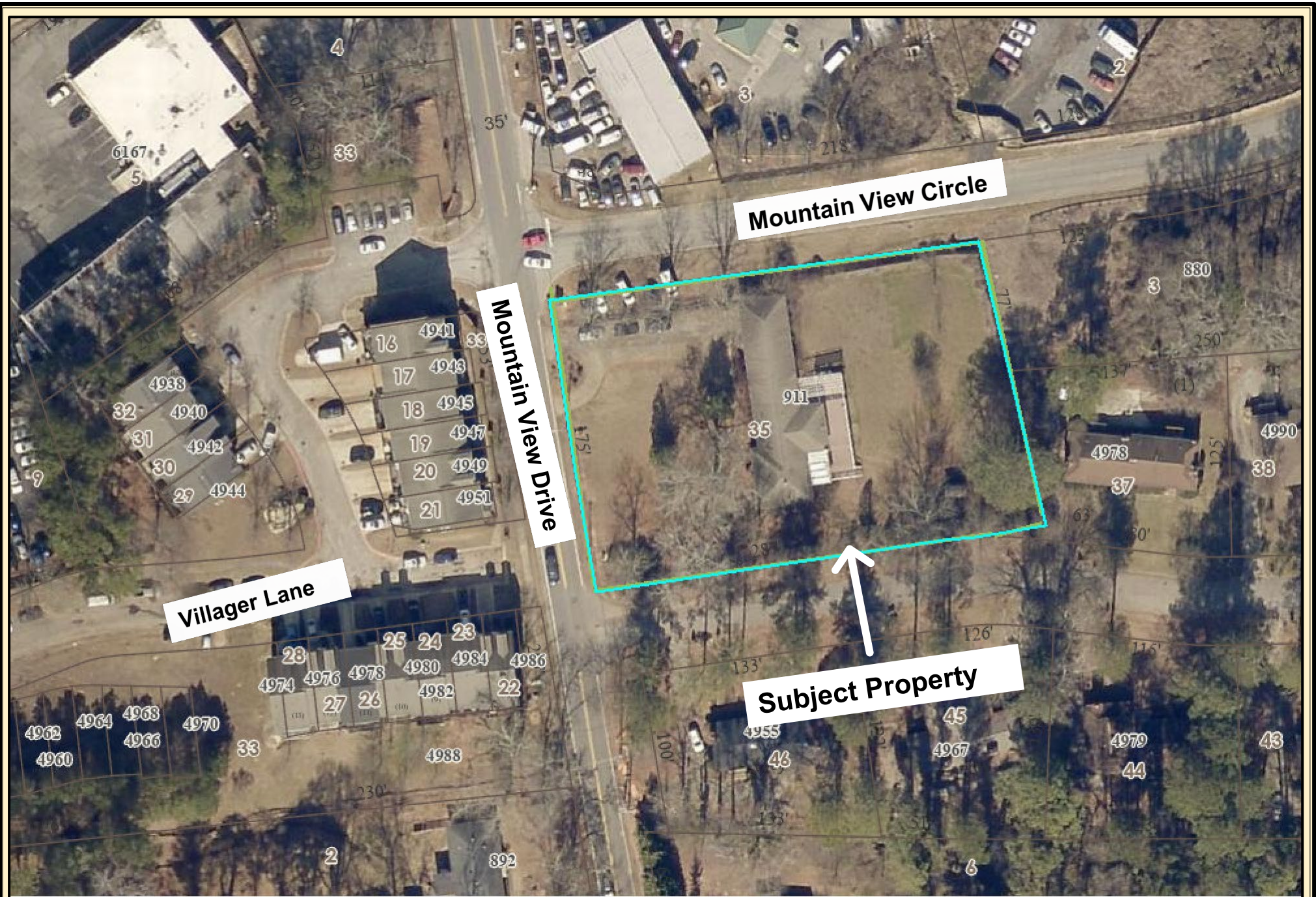
Traffic
Exit

Traffic
Entry

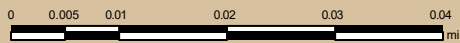
911 MOUNTAIN VIEW RD STONE MOUNTAIN GA
REAR VIEW



→ Fence to be replaced in rear of house



DeKalb County Parcel Map

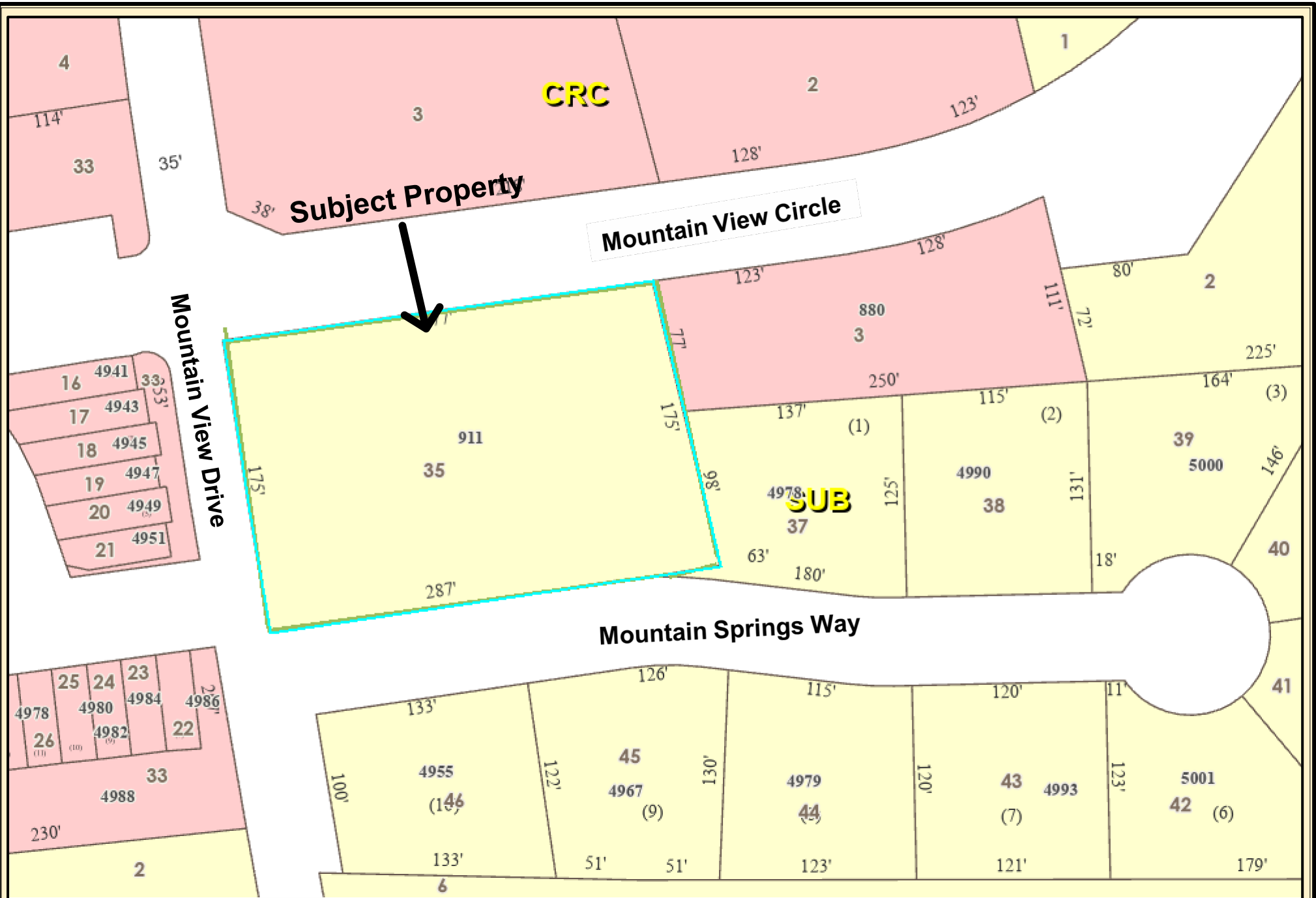


Date Printed: 5/21/2024

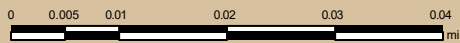


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DeKalb County Parcel Map

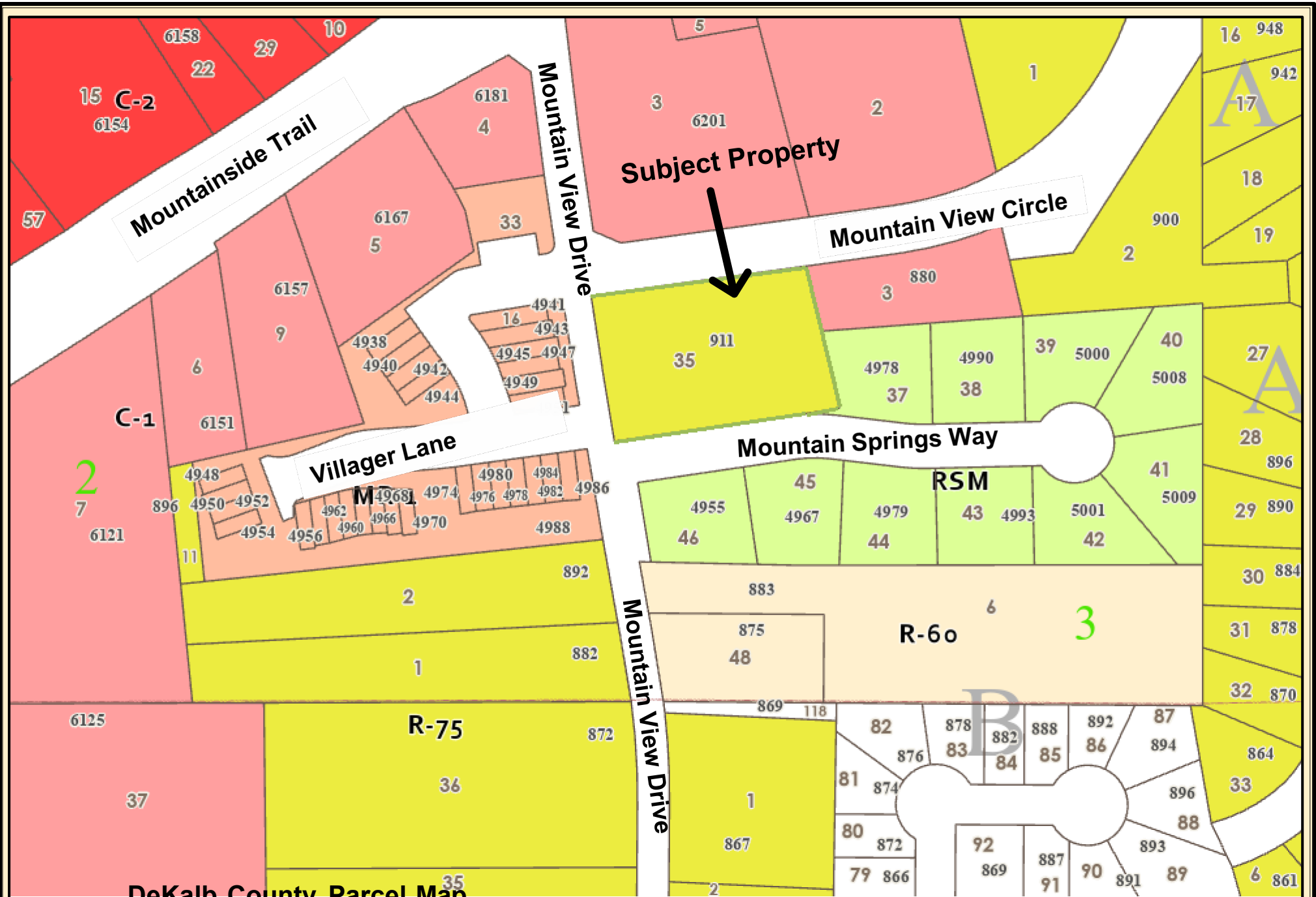


Date Printed: 5/21/2024

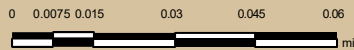


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DeKalb County Parcel Map



Date Printed: 5/21/2024



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