

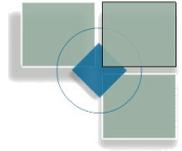


**DeKalb County Department of Planning & Sustainability**

178 Sams Street Suite 3600

Decatur, GA 30030

(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)



Michael Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: July 11, 2023**

**Board of Commissioners Hearing Date: July 27, 2023**

**STAFF ANALYSIS**

|                                |   |  |
|--------------------------------|---|--|
| <b>Case No.:</b>               | SLUP-23-1246455   | <b>Agenda #:</b> 2023-0583                               |
| <b>Address:</b>                | 1890 Wee Kirk Drive Atlanta, Georgia  | <b>Commission District:</b> 03 <b>Super District:</b> 06 |
| <b>Parcel ID(s):</b>           | 15-109-06-031   |  |
| <b>Request:</b>                | Special Land Use Permit (SLUP) to allow a Child Care Institution (CCI) for 4 to 6 individuals in the existing home within the R-75 (Residential Medium Lot-75) zoning district. |  |
| <b>Property Owner(s):</b>      | Tawana Grant  |  |
| <b>Applicant/Agent:</b>        | Women Inspiring and Networking c/o Cartesha Cox   |  |
| <b>Acreage:</b>                | 0.46  |  |
| <b>Existing Land Use:</b>      | Single-family home  |  |
| <b>Surrounding Properties:</b> | Single-family detached homes to the north, east, and west; an elementary school (Meadowview Elementary School) to the south across Wee Kirk Road.                               |  |
| <b>Adjacent Zoning:</b>        | <b>North:</b> R-75 <b>South:</b> R-75 <b>East:</b> R-75 <b>West:</b> R-75   |  |
| <b>Comprehensive Plan:</b>     | <b>Commercial Redevelopment Corridor</b> <b>Consistent</b> <input checked="" type="checkbox"/>  | <b>Inconsistent</b> <input type="checkbox"/>             |

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

The applicant is seeking a special land use permit (SLUP) to establish a child caring institution (CCI) for four (4) to six (6) children. The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the Comprehensive Plan. The subject property is located in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal requests a CCI for teenage girls ages 10 – 18 that may serve the needs of its immediate residential community. Based on the submitted information, the CCI will also offer the following services depending on the individual needs:

1. Cognitive Behavioral Therapy;
2. Trauma Focused - Cognitive Behavioral Therapy;
3. Motivational Interviewing;
4. Solution Focused; and/or
5. Dialectical Behavioral Therapy.

The site should be adequate for the proposed use in a residential setting. The provided floor plan shows three bedrooms and two bathrooms with a basement for a classroom/media room/conference room for the children. The adverse impacts based on the manner and time of operation should be minimal, and the driveway and carport appear to be sufficient to accommodate at least four vehicles, as required by the supplemental regulations of the *Zoning Ordinance*. No expansion or exterior modification of the existing structure is proposed. Since there was some opposition to this request from the community at the District 3 Community Council meeting including the applicant's experience with operating a CCI and lack of community participation at the community meeting, Planning Department Staff recommends a condition of approval that the SLUP must be renewed after two-years so the applicant can demonstrate that it is operating in a manner which will not adversely impact the surrounding community. Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends Approval of the special land use permit request with the following conditions:

1. No on-street parking, loading, or unloading shall be permitted.
2. This Special Land Use Permit (SLUP) shall expire on July 31, 2025 and must be renewed by the Board of Commissioners prior to the aforementioned expiration date.
3. The operation shall always comply with Sec. 4.2.41 (Personal Care Homes and Child Caring Institutions up to 6 individuals) of the *Zoning Ordinance*.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE:** PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
RACHEL BRAGG [RLBRAGG@DEKALBCOUNTYGA.GOV](mailto:RLBRAGG@DEKALBCOUNTYGA.GOV) OR  
JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

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

Case No.: SLUP-23-1246455

Parcel I.D. #: 15 109 06 031

Address: 1890 Wee Kirk Road

Atlanta, GA 30316

**WATER:**

Size of existing water main: 6 inch (ade~~q~~uate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: \_\_\_\_\_

**SEWER:**

Outfall Servicing Project: Sugar Creek

Is sewer adjacent to property: Yes  No  If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snapfinger WTP  adequate  inadequate

Sewage Capacity; 36 (MGPD) Current Flow: 28 (MGPD)

**COMMENTS:**

|  |
|--|
| Sewer cap requirement depends on scope of work |
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|  |
|  |
|  |

Signature: Yola Lewis

6/16/2023

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
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 or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

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

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

# DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

6/16/2023

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N.1

Z-23-1246452

1481 LaVista Road

Amendment

- Review general comments.
- No record indicating septic.

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N.2

SLUP-23-1246452

1890 Wee Kirk Road

Amendment

- Review general comments.
- Septic installed 8/28/59

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N.3

Z-23-1246456 / 15 068 01 066

4750 Flat Shoals Parkway

Amendment

- Review general comments

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N.4

SLUP-23-1246458

3038 LaVista Road nad 2998 LaVista Road

Amendment

- Review general comments

### Zoning Comments June 2023

**NOTE:** County records indicate Shepherds Lane has an existing 60-foot ROW (not 40-feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify "ROW", as this will greatly impact lot yield.

**N1. 1481 LaVista Road** LaVista Rd is SR 236. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). LaVista Road is classified as a minor arterial. 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 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**NOTE:** County records indicate Shepherds Lane has an existing 60-foot ROW (not 40 feet) and LaVista Road has a 70-foot ROW (not 60 feet). Verify ROW as this will greatly impact lot yield.

**Tract A:** Driveway must be located on the southern property line, as shown on zoning plans.

Shepherds Lane is classified as a local road. 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](mailto:hefowler@dekalbcountyga.gov)). (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.)

**N2. 1890 Wee Kirk Road.** No Comments.

**N3. 4746 Flat Shoals Road.** Property does not front public property- no comment. Interior roads private.

**N4. 2998 LaVista Road.** LaVista Rd is SR 236. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). LaVista Road is classified as a minor arterial. If the owner is widening to the south, they are required to install curb and gutter and sidewalk on the southern right of way of LaVista Rd. Sidewalk width is to match the current GDOT project under construction. Left turn lane is required, as shown on zoning plan. Add right turn channelization island on the northern ingress/egress access point. 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 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. A variance is required to not install the bike facilities. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Eliminate parking spots on interior speed table.

**N5. 3401 Rainbow Drive.** Rainbow Drive and Columbia Drive are both classified as minor arterials. 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 5-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

**N6. 928 Fairwind Court.** No Comments.

**N7. 3355, 3375, and 3395 Northeast Expressway.** I-85 Frontage requires GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). Woodcock Blvd is classified as a local road. 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 6-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Provide necessary construction easements and right of way for the connection to the future Peachtree Creek Greenway.

**N8. 3070 Clifton Springs Road.** No Comments.

**N9. 1193 Sherrington Drive.** No Comments.

**N10 & N11. 5646 Covington Highway.** Covington Hwy is SR 12 and a major arterial. GDOT review and approval required prior to permitting. ([mwilson@dot.ga.gov](mailto:mwilson@dot.ga.gov)). 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 5-foot landscape strip with a 10-foot multi-use path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Young Rd is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Please note that the multiuse path on the plan is not entirely on right of way. Requires a 5-foot landscape strip with a 10-foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

**N12. 3837 Redan Road.** Must coordinate with the GDOT MMIP Express Lanes project prior to permitting. Project manager Tim Matthews [TMatthews@dot.ga.gov](mailto:TMatthews@dot.ga.gov). Redan Road is classified as a local road. 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 6-foot sidewalk. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.). Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase. Please provide a copy of the deed where the Old Redan Right of Way was abandoned to the property owner as County records show that this is right of way. This issue of ownership should be resolved prior to any zoning actions by the county.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

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**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**

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- **Storm Water Management**

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- **Flood Hazard Area/Wetlands**

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- **Landscaping/Tree Preservation**

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- **Tributary Buffer**

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DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

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[JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-23-1246455 Parcel I.D. #: 15-109, 06-031

Address: 1890 Wice Kirk Road  
Atlanta, Ga. 30316

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.

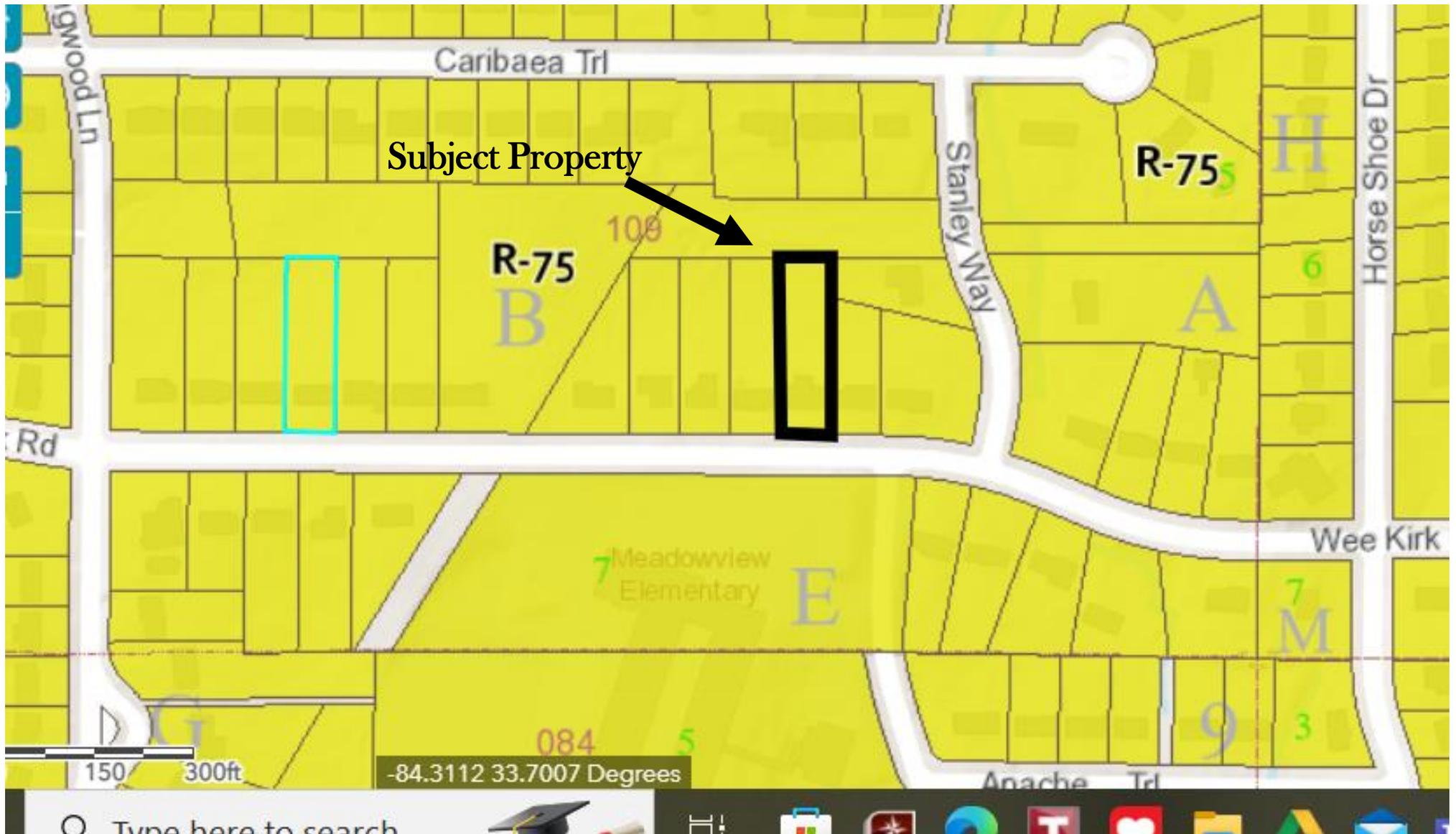
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula,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

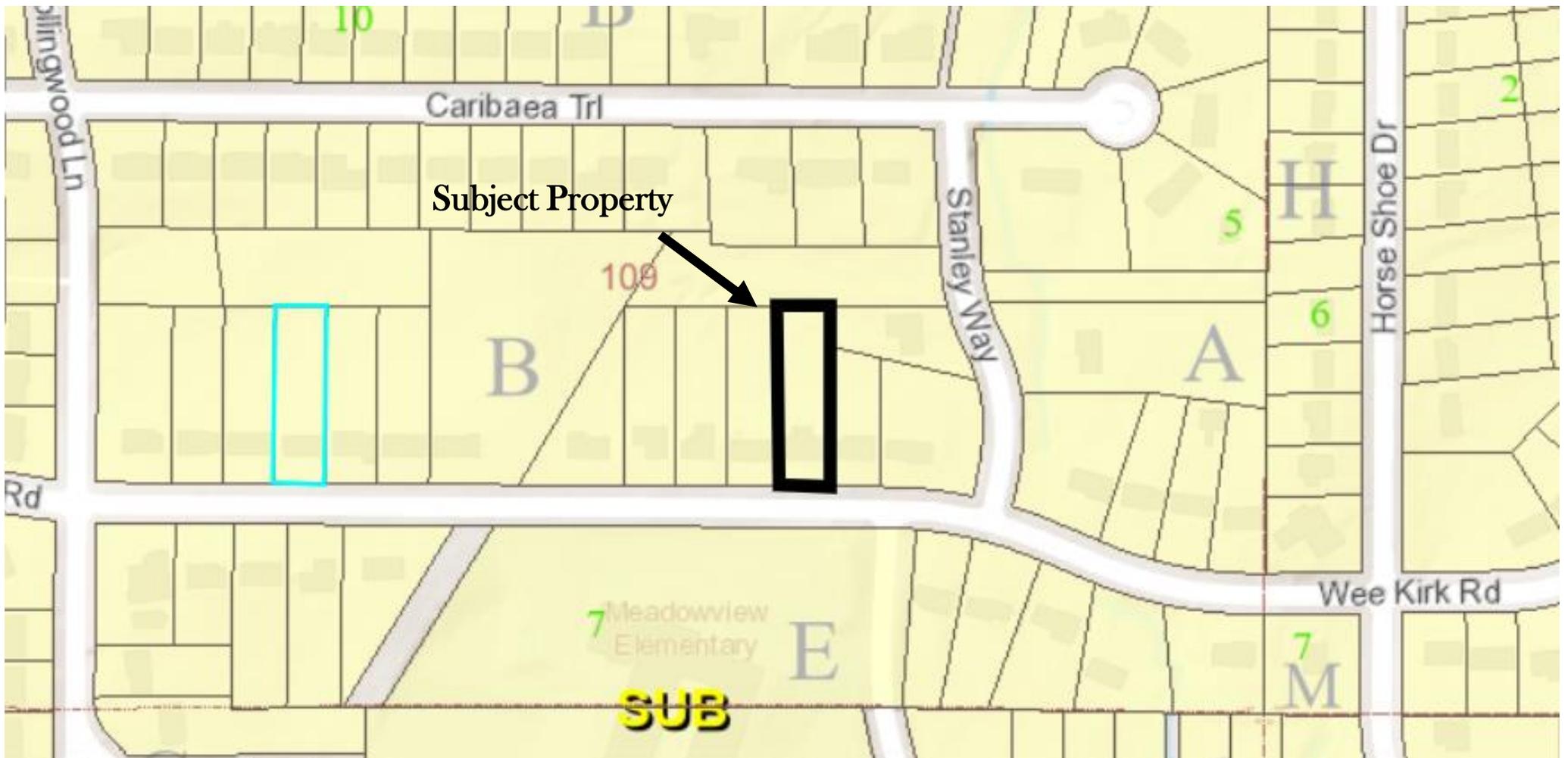
Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, 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.

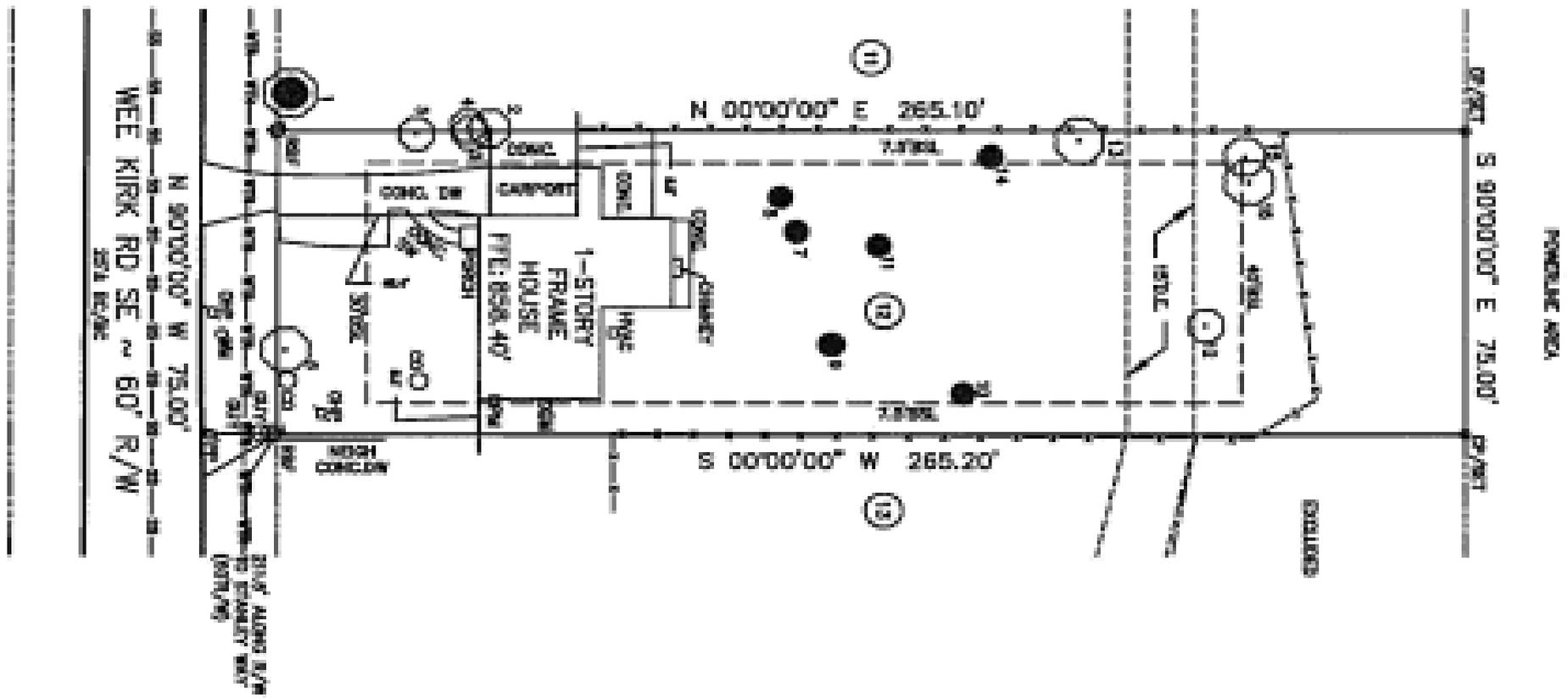
COMMENTS:

|  |
|--|
| <u>No traffic engineering concerns at this time.</u> |
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|  |

Signature: John Reid









Subject Property

Stanley Way

Wee Kirk Road

150 300ft

084  
-84.3112 33.7007 Degrees







DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

APPLICANT NAME: Women Inspiring & Networking Foundation Inc./ Cartesha S. Cox , & Tameria Weaver

Daytime Phone #: 404-316-5909 Fax #: 770-817-9111

Mailing Address: 2255 Benson Ridge, Lithonia GA 30058

E-mail: WomenInspiringnetworking@gmail.com/  
Cartesha.Cox86@gmail.com

OWNER NAME: Tawanna R. Grant (If more than one owner, attach contact information for each owner)

Daytime Phone #: 404-694-5461 Fax #: \_\_\_\_\_

Mailing Address: 5458 Spelman Drive, Atlanta Georgia 30331

E-mail: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: 1890 Wee Kirk Road, Atlanta, GA 30316

\_\_\_\_\_, DeKalb County, GA, \_\_\_\_\_

District(s): 15 Land Lot(s): 109 Block(s): B Parcel(s): 15 10906031

Acreage or Square Feet: .46 Commission District(s): 3 Existing Zoning: r-75

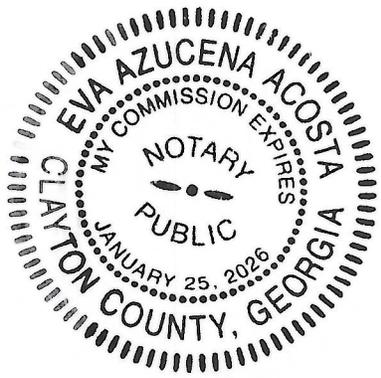
Proposed Special Land Use (SLUP): Child Caring Institution

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

Owner: \_\_\_\_\_ Agent:  Signature of Applicant: *Cartesha S. Cox*  
(Check One)

Printed Name of Applicant: Cartesha S. Cox

Notary Signature and Seal:  
*Eva Azucena Acosta*



**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director

Chief Executive Officer  
Michael Thurmond

Andrew A. Baker, AICP

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST**

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.

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.

3. Submit **Application** (Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order.)

\_\_\_\_\_ **A. Application form** with name and address of applicant and owner, and address of subject property;

\_\_\_\_\_ **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;

\_\_\_\_\_ **C. Letter of application and impact analysis**

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.
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.

\_\_\_\_\_ **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.

\_\_\_\_\_ **E. Campaign disclosure statement** (required by State law).

\_\_\_\_\_ **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.)*

\_\_\_\_\_ **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:

- \_\_\_\_\_ a. complete boundaries of subject property;
- \_\_\_\_\_ b. dimensioned access points and vehicular circulation drives;
- \_\_\_\_\_ c. location of all existing and proposed buildings, structures, setbacks and parking;
- \_\_\_\_\_ d. location of 100 year floodplain and any streams;
- \_\_\_\_\_ e. notation of the total acreage or square footage of the subject property;
- \_\_\_\_\_ f. landscaping, tree removal and replacement, buffer(s); and
- \_\_\_\_\_ 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.

\_\_\_\_\_ **H. Reduced Site Plan**, reduced to 8.5" x 11".

\_\_\_\_\_ **I. Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).

\_\_\_\_\_ **J. Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

\_\_\_\_\_ **K. Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

# B- Pre-Submittal Community Meeting



September 12, 2022

RE: Proposed Rezoning project at 1890 Wee Kirk Road, Atlanta, GA 30316

Dear Property Owner:

We would like for you to join us in person at 1890 Wee Kirk Road, Atlanta, GA or by Zoom Video Friday, September 30, 2022, from 6:30 pm to 7:00 pm for a meeting to discuss the proposed rezoning of the property located at 1890 Wee Kirk Road, Atlanta, GA 30316. Women Inspiring & Networking LLC is seeking to rezone the property to allow for the opening of a Child Care Institution /Group Home for 4 to 6 female young ladies from the age of 10-18 years of age.

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 our office at (404)-316-5909 or email us at [womeninspiringnetworking@gmail.com](mailto:womeninspiringnetworking@gmail.com) and we'll send you a summary of the meeting.

You are invited to a Zoom meeting.

Topic: WIN Transitional Home Community Meeting

Time: Sep 30, 2022, 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/84626129056?pwd=dG5RZ0x4M2tobkJCeWJtc2lvS1hydzo9>

Meeting ID: 846 2612 9056

Passcode: 128310

One tap mobile

+16469313860,,84626129056#,,,,\*128310# US

+16694449171,,84626129056#,,,,\*128310# US

Dial by your location

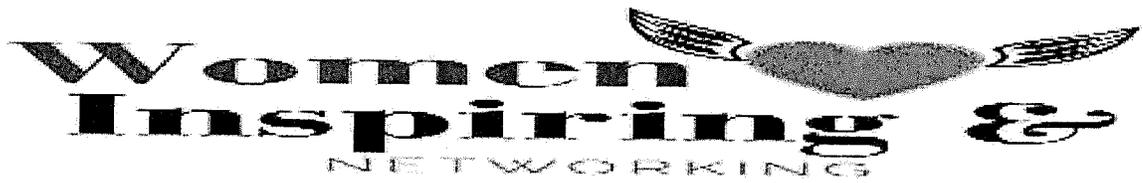
+1 646 931 3860 US

+1 669 444 9171 US

+1 669 900 9128 US (San Jose)

+1 719 359 4580 US

+1 253 215 8782 US (Tacoma)



+1 301 715 8592 US (Washington DC)

+1 309 205 3325 US

+1 312 626 6799 US (Chicago)

+1 346 248 7799 US (Houston)

+1 386 347 5053 US

+1 564 217 2000 US

+1 646 558 8656 US (New York)

Meeting ID: 846 2612 9056

Passcode: 128310

Find your local number: <https://us02web.zoom.us/j/kcfbYlrLTK>

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

Sincerely,

Cartesha S. Cox



9/30/2022 @ 6:30 in person.

Sign-In Sheet

| Name                | Address                                    | Phone      |
|---------------------|--|------------|
| <i>Faith</i>        | 150 Aspen Forest Dr<br>Covington, GA 30016 | 4/316/5909 |
| <i>Vickie Lynch</i> | 1892 Vicki Ln SE<br>Atlanta, GA 30316      |            |
|                     |  |            |
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# WOMEN INSPIRING & NETWORKING

## Community Meeting for

Rezoning request for property located at 1890 Wee Kirk Road  
Atlanta, GA 30316

to  
allow for the opening of a Child Care Institution/Group Home for 4-6 girls.

## WHAT IS THE WOMEN INSPIRING + NETWORKING MISSION STATEMENT OF WIN?

### MISSION STATEMENT

WOMEN INSPIRING & NETWORKING IS A  
GLOBAL COMMUNITY DEDICATED TO  
EMPOWERING INDIVIDUALS, ENRICHING  
LIVES, PROMOTING PERSONAL GROWTH,  
AND ENCOURAGING WOMEN BONDING  
WITHIN THE COMMUNITY.

## WHAT IS THE WOMEN INSPIRING & NETWORKING VISION STATEMENT:

\*VISION STATEMENT: TO MAKE A DIFFERENCE IN THE LIVES OF THE WOMEN WE  
ENCOUNTER, BY BECOMING A TOOL OF SUPPORT, INSPIRATION, AND  
EMPOWERING A PURPOSE DRIVEN LIFE.

## Women Inspiring & Networking Group Home

- Faith-based, 501c3 nonprofit founded April 2018 to help young girls (ages 10-18) find their purpose in life.
- Our mission is to offer a safe refuge from the pain of past abuse and neglect. We support our most vulnerable girls while building up our community.
- We will primarily partner with the Department of Children and Family Services (DFACS) and serve as a hub for spiritual, mental, emotional and life-style renewal.

## Programs

- Family and group therapy targeted to building a strong personal identity, pride, self-esteem and confidence
- Psychiatric consultation and medication assessments
- Anger management education
- educational advocacy and support, tutoring, college preparation, GED and Trade assessments
- Case management, coordination for health services, substance abuse treatment, family therapy, and additional necessary services
- Recreation and constructive use of leisure time
- Life skills training to support self-sufficiency and independent living
- Employability development and placement with potential career development
- Partnerships with our local bank for financial planning
- Entrepreneurship Programs

Our 2022-2023 Board of  
Directors

# LET'S MEET THE TEAM



OUR INTERCESSOR:

MEKI BROWN



DIRECTOR OF OUR  
YOUTH PROGRAM:  
B.E.E.  
"BUSY  
EXUBERATING  
EXCELLENCE"

COMMUNITY  
HANDS  
DIRECTOR:  
ANGELA  
BROUGHTON



COMMUNITY  
HANDS  
FUNDRAISING  
DIRECTOR:  
ELIZABETH  
GAILLARD



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EXECUTIVE  
BOARD OF  
DIRECTOR:  
TAMERIA  
WEAVER



WHAT EVENTS ARE  
COMING UP?

OUR NEXT  
EMPOWERMENT:

GOD'S

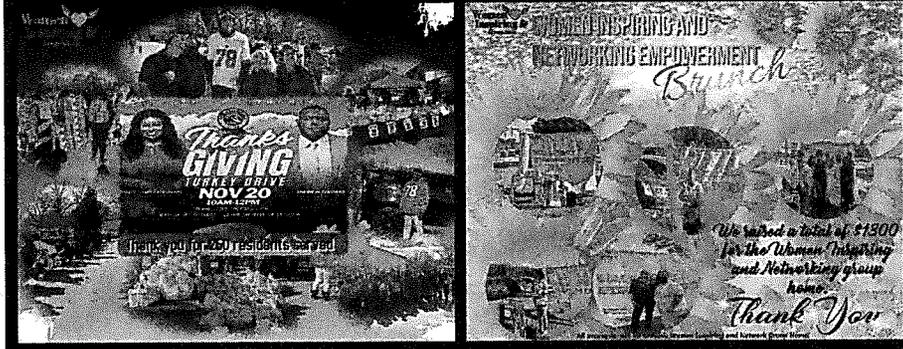
*The Leap*  
CONFERENCE

*January 20-21*

Georgia Piedmont Technical College  
495 North Indian Creek Drive  
Clarkston, GA 30021

For more information, contact us at [INFO@GODS-LIGHTER.ORG](mailto:INFO@GODS-LIGHTER.ORG)

## Past Events



## Past Events

**Women Inspiring & Networking**

### Keeping the Community Safe and Sanitized

August 30, 2021, Women Inspiring & Networking alongside with The City of Lithonia made a tremendous stride with aiding in the safety of our local community. Through the vision of Women Inspiring & Networking and Mayor Bernice Reynolds partnering up, they were able to make it happen! Daughter of Elsie Grant, chapter of Georgia, Code of Eastern States under Grand Master Tijuana MP Williams has taken charge to assist the Mayor with keeping COVID-19 numbers down in Lithonia. The group solicited donations from 360 to provide 200k hand sanitizer bottles to the local businesses in the City of Lithonia. The Yellowknife Nursing Home, over 2 subjects, and 12 DeKalb County Schools received boxes of hand sanitizer. They received 21 pallets of hand sanitizer that was donated throughout and around The City of Lithonia to ensure that we are all working together to ensure we have our hands on the safety of our communities, by taking the steps as much as we can to ensure that we are doing all we can to partner up to ensure the roads and health of the local communities are met.

*Thank you*

**Schools Served**

- Stonewall Elementary School
- Pendle Way Elementary School
- Shadow Rock Elementary School
- Redden Elementary School
- Redden Middle School
- Redden High School
- Lithonia Middle School
- Lithonia High School
- Southwest DeKalb High School
- EL Miller Elementary School
- Miller Grove High School
- Martins Elementary School
- Murphy Center Elementary School
- Rock Chapel Elementary School
- Freedom Middle School
- Tony Elementary School
- DATE Academy



QUESTIONS?



Women Inspiring & Networking Community Meeting link:  
9/30/2022 @ 6:30 on Zoom and in person.

[https://docs.google.com/presentation/d/1KktE9O0A5urVMIrRkDxjD1J32QwNwwaqGcAwW-xNGgM/edit?usp=sharing\\_eil\\_m&ts=6303e7b8](https://docs.google.com/presentation/d/1KktE9O0A5urVMIrRkDxjD1J32QwNwwaqGcAwW-xNGgM/edit?usp=sharing_eil_m&ts=6303e7b8)

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Postage \$0.00

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Postage \$0.00

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Sent To Sherita Craig

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$4.60

Sent To Josephine Franklin

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Return Receipt (electronic) \$0.00

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$4.60

Sent To Robert Lee Gilmore

Street and Apt. No. or 1878 Wee Kirk Rd. SE

City, State, ZIP+4® Atlanta, GA 30316

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$4.60

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Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.00

Total Postage and Fees \$4.60

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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Homeowner  
Street 1896 Wee Kirk Road  
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Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postage \$

Total Postage and Fees \$

Sent To Homeowner  
Street and 1904 Wee Kirk Road  
City, State Atlanta GA 30316

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Erik Lips  
Street 1301 Crescent Wood Lane  
City, State Decatur Ga 30032

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Pat Atkins  
Street and Apt. 3347 Beech Dr  
City, State, ZIP+4 Decatur Ga 30032

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Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Calvin Crump  
Street 1907 Wee Kirk Rd. SE  
City, State Atlanta, GA 30316

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Jerry Howard  
Street 1844 Wee Kirk Rd. SE  
City, State Atlanta, GA 30316

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Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Roth Kelsey

Street and 1850 Wee Kirk RD.

City, State Atlanta, GA 30316

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ti. III 6. K  
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Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Maya Cole

Street and 1884 Wee Kirk Rd. SE

City, State Atlanta, GA 30316

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Doorvest Holdings I LLC/  
Tracie Shoats

Street and 1896 Wee Kirk Rd. SE.

City, State Atlanta, GA 30316

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7021 1970 0000 6254 4671

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Stone Mountain, GA 30087

Certified Mail Fee \$4.00

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

Return Receipt (hardcopy) \$0.00

Return Receipt (electronic) \$0.00

Certified Mail Restricted Delivery \$0.00

Adult Signature Required \$0.00

Adult Signature Restricted Delivery \$0.00

Postage \$0.60

Total Postage and Fees \$4.60

Sent To Marx and Campbell Properties

Street and P.O. Box 870072

City, State Stone Mountain, GA 30087

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

First-Class Mail® 1 \$0.00  
 Letter  
 Atlanta, GA 30316  
 Weight: 0 lb 0.50 oz  
 Estimated Delivery Date  
 Sat 09/17/2022  
 Certified Mail® \$4.00  
 Tracking #: 70211970000062544732  
 Total \$4.60

First-Class Mail® 1 \$0.60  
 Letter  
 Decatur, GA 30032  
 Weight: 0 lb 0.50 oz  
 Estimated Delivery Date  
 Sat 09/17/2022  
 Certified Mail® \$4.00  
 Tracking #: 70211970000062544749  
 Total \$4.60

Grand Total: \$32.20

Credit Card Remit \$32.20  
 Card Name: MasterCard  
 Account #: XXXXXXXXXXXXX2791  
 Approval #: 08317B  
 Transaction #: 188  
 AID: A0000000041010 Chip  
 AL: MASTERCARD  
 PIN: Not Required CAPITAL ONE

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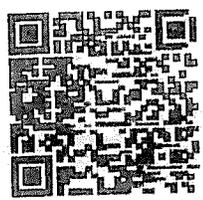
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 Clerk: 30

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 Tracking #: 70211970000062544640  
 Total \$4.60

First-Class Mail® 1 \$0.60  
 Letter  
 Atlanta, GA 30316  
 Weight: 0 lb 0.50 oz  
 Estimated Delivery Date  
 Sat 09/17/2022  
 Certified Mail® \$4.00  
 Tracking #: 70211970000062544701  
 Total \$4.60

First-Class Mail® 1 \$0.60  
 Letter  
 Atlanta, GA 30316  
 Weight: 0 lb 0.50 oz  
 Estimated Delivery Date  
 Sat 09/17/2022  
 Certified Mail® \$4.00  
 Tracking #: 70211970000062544718  
 Total \$4.60

First-Class Mail® 1 \$0.60  
 Letter  
 Atlanta, GA 30316  
 Weight: 0 lb 0.50 oz  
 Estimated Delivery Date  
 Sat 09/17/2022  
 Certified Mail® \$4.00  
 Tracking #: 70211970000062544688  
 Total \$4.60

Grand Total: \$41.40

Credit Card Remit \$41.40  
 Card Name: MasterCard  
 Account #: XXXXXXXXXXXXX2791  
 Approval #: 04067B  
 Transaction #: 008  
 AID: A0000000041010 Chip  
 AL: MASTERCARD  
 PIN: Not Required CAPITAL ONE

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(800)275-8777

| Product  | Qty | Unit Price | Price    |
|--|-----|------------|----------|
| 09/14/2022   |     |            | 05:10 PM |
| First-Class Mail® Letter   | 1   | \$0.60     | \$0.60   |
| Stone Mountain, GA 30087<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022 |     |            |          |
| Certified Mail®  |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544671   |     |            |          |
| Total  |     |            | \$4.60   |
| First-Class Mail® Letter   | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022        |     |            |          |
| Certified Mail®  |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544664   |     |            |          |
| Total  |     |            | \$4.60   |
| First-Class Mail® Letter   | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022        |     |            |          |
| Certified Mail®  |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544657   |     |            |          |
| Total  |     |            | \$4.60   |
| First-Class Mail® Letter   | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022        |     |            |          |
| Certified Mail®  |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544695   |     |            |          |
| Total  |     |            | \$4.60   |
| First-Class Mail® Letter   | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022        |     |            |          |
| Certified Mail®  |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544725   |     |            |          |
| Total  |     |            | \$4.60   |
| First-Class Mail® Letter   | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022        |     |            |          |
| Certified Mail®  |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544732   |     |            |          |
| Total  |     |            | \$4.60   |
| First-Class Mail® Letter   | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316  |     |            |          |

| Product   | Qty | Unit Price | Price    |
|---|-----|------------|----------|
| 09/14/2022  |     |            | 05:11 PM |
| First-Class Mail® Letter  | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022 |     |            |          |
| Certified Mail®   |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544633  |     |            |          |
| Total   |     |            | \$4.60   |
| First-Class Mail® Letter  | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022 |     |            |          |
| Certified Mail®   |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544626  |     |            |          |
| Total   |     |            | \$4.60   |
| First-Class Mail® Letter  | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022 |     |            |          |
| Certified Mail®   |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544619  |     |            |          |
| Total   |     |            | \$4.60   |
| First-Class Mail® Letter  | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.40 oz<br>Estimated Delivery Date Sat 09/17/2022 |     |            |          |
| Certified Mail®   |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544602  |     |            |          |
| Total   |     |            | \$4.60   |
| First-Class Mail® Letter  | 1   | \$0.60     | \$0.60   |
| Decatur, GA 30032<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022 |     |            |          |
| Certified Mail®   |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062545531  |     |            |          |
| Total   |     |            | \$4.60   |
| First-Class Mail® Letter  | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316<br>Weight: 0 lb 0.50 oz<br>Estimated Delivery Date Sat 09/17/2022 |     |            |          |
| Certified Mail®   |     | \$4.00     | \$4.00   |
| Tracking #: 70211970000062544640  |     |            |          |
| Total   |     |            | \$4.60   |
| First-Class Mail® Letter  | 1   | \$0.60     | \$0.60   |
| Atlanta, GA 30316   |     |            |          |

# C-Letter of application and impact analysis

## Letter of Intent

This letter of intent made on this day August 31, 2022. That Women Inspiring & Networking LLC located at 1890 Wee Kirk Road Atlanta, GA 30316 Land Lot 109, 15<sup>th</sup> District with .46 acres of land.

I Cartesha Cox on behalf of Women Inspiring & Networking LLC submit this use of intent to allow for a Teen Group Home at the subject property 1890 Wee Kirk Road. The subject property is zoned for General Business is approximately .46 acres of land with off street parking for 2 cars. We are not planning on changing any of the building structure on the outside but remodeling the inside only.

The Teen Group Home will be a home for 6 teens with 2 teens per room. We have living room, dining room, kitchen, 3 bedrooms, 2 bath and a basement for classroom/media room/conference room. This property meets all the requirements for a child care institution by the state of Georgia.

Thanks In Advance

Cartesha S. Cox  
Women Inspiring and Networking LLC  
2255 Benson Ridge  
Lithonia GA 30058

# The Impact of the WIN Teen Group Home on Surrounding Neighborhood

**2023**

Cartesha Cox

Women Inspiring Networking Foundation, Inc.

This report aims to highlight the proposed impact of the establishment of a group home at the following address: 1890 Wee Kirk Rd, Atlanta, GA 30316.

The current single family home in question is designated to become a group home for teen girls between the ages of 10-18 years of age. The home will house 4 to 6 young ladies for an extended period of time. These ladies will receive care from certified and trained staff.

- A. WIN does not plan to change the exterior aspects of the home, but plans to complete renovations on the inside to provide double occupancy for the clients.
- B. The proposed location is located in a residential neighborhood on .46 acres of land with off street parking for 2 cars. We plan fenced backyard that will provide privacy to our clients and separate them from contact with neighbors.
- C. The staff of the home will operate in accordance with the management of the garbage and other requirements associated with the cleanliness of the property. We will retain

landscape services to ensure the property is kept clean and appealing according to community standards.

- D. There will be no unauthorized visitors to this property thus not creating any additional traffic to hinder the homeowners living on the same street or near the property.
- E. This location has adequate space for 2 vehicles. We will have only one staff member on duty per 12 hour shift which will require only 1 car and group Van to be parked at the facility. This will not hinder the traffic movement on said street.
- F. The proposed use of this property will not create any adverse impacts on adjacent or connected properties. The clients will be monitored by camera and will have to check in and out with house monitors.
- G. The proposed use of this location is consistent with the zoning outlined by the city. As a group home the location will remain a residential facility as it is today.
- H. The proposed use is consistent with the policies of the comprehensive plan for WIN.

- I. WIN held an online zoom meeting to discuss the proposed use of the property for community input. There were no refusals for use recorded from this meeting.
- J. The special request for duration is not applicable to this property.
- K. The size of the proposed facility is adequate for the number of teens we are planning to serve. There is no need to add require expansion to serve our clients.
- L. This location is not located in a historic district, therefore there will be no impact on the neighbors or community.
- M. To our knowledge the proposed use of this property satisfies the requirements set forth by the Supplemental regulations.
- N. To our knowledge the proposed usage would be consistent with the needs of the neighborhood or the community, we would not be in conflict with the overall objectives of the comprehensive plan.

# D- Authorization Form



DeKalb County

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 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: 8/20/22

TO WHOM IT MAY CONCERN:

(I) (WE), BTC Commercial, TAWANNA GRANT  
Name of Owner(s)

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

\_\_\_\_\_  
Name of Applicant or Agent

to file an application on (my) (our) behalf.  
Zerald Nicole Seamster  
Notary Public

Tawanna Grant  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

Zerald Nicole Seamster  
NOTARY PUBLIC  
Fulton County, GEORGIA  
My Commission Expires 03/16/2025

# E- Campaign Disclosure Statement

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filling 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.

Niketa Love Mitchell  
Notary



Expiration Date/ Seal

[Signature] 11/20/23  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent

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

# F- Legal Boundary survey

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.  
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

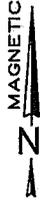
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TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

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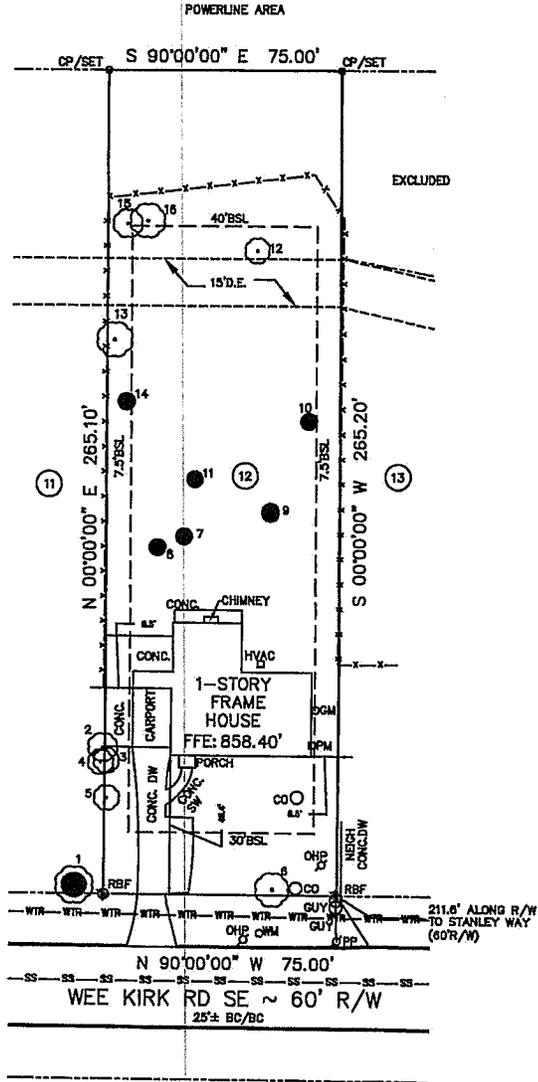
NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.

**\* L E G E N D \***

- AKA ALSO KNOWN AS
- ARD AS PER DEED
- ARP AS PER PLAT
- BSL BUILDING (SETBACK) LINE
- CP COMPUTED POINT
- CTP CRIMP TOP PIPE FOUND
- D DEED (BOOK/PAGE)
- DW DRIVEWAY
- ER EDGE OF PAVEMENT
- FFE FINISH FLOOR ELEVATION
- FKA FORMERLY KNOWN AS
- IPF IRON PIN FOUND
- L ARC LENGTH
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- N NEIGHBOR'S
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- R RADIUS LENGTH
- R/W RIGHT-OF-WAY
- RBF REINFORCING BAR FOUND (1/2" UNO)
- RBS 1/2" REINFORCING BAR SET
- SW SIDEWALK
- SSE SANITARY SEWER EASEMENT
- SSCO SANITARY SEWER CLEANOUT
- X- FENCE LINE
- WALL

| TREE TABLE |          |          |
|------------|----------|----------|
| TR.NO.     | DIAMETER | TYPE     |
| 1          | 50"      | HWD/PINE |
| 2          | 20"      | HWD      |
| 3          | 18"      | HWD      |
| 4          | 18"      | HWD      |
| 5          | 10"      | HWD      |
| 6          | 24"      | MAG      |
| 7          | 30"      | PINE     |
| 8          | 30"      | PINE     |
| 9          | 40"      | PINE     |
| 10         | 30"      | PINE     |
| 11         | 30"      | PINE     |
| 12         | 18"      | HWD      |
| 13         | 24"      | HWD      |
| 14         | 30"      | PINE     |

| IMPERVIOUS (IN SQUARE FEET) |      |
|-----------------------------|------|
| HOUSE                       | 1675 |
| PORCH                       | 21   |
| CARPORT                     | 232  |
| CONC                        | 535  |
| CONC. DW                    | 661  |
| CONC. SW                    | 42   |
| TOTAL IMPERVIOUS            | 3166 |



PROPERTY ADDRESS:  
1890 WEE KIRK RD SE,  
ATLANTA, GA 30316

LAND AREA:  
19,890 SF  
0.45 AC

IMPERVIOUS AREA:  
EXIST= 3166 SF= 15.9%

ZONING: R-75



PLAT PREPARED FOR:

1890 WEE KIRK RD

LOT 12 BLOCK B SUBDIVISION PINE FOREST ESTATES

LAND LOT 109 15th DISTRICT PARCEL ID: 15 10906031 BY:

DeKLAB COUNTY, GEORGIA FIELD DATE: 08-21-2022 PTW

LOCATED IN UNINCORPORATED DRAWN DATE: 08-23-2022 AE

REFERENCE: PLAT BOOK 29, PAGE 79 ALL MATTERS OF TITLE ARE EXCEPTED, NOT TO BE RECORDED NOR USED TO SURVEY PROPERTY.  
 REFERENCE: DEED BOOK 10793, PAGE 56

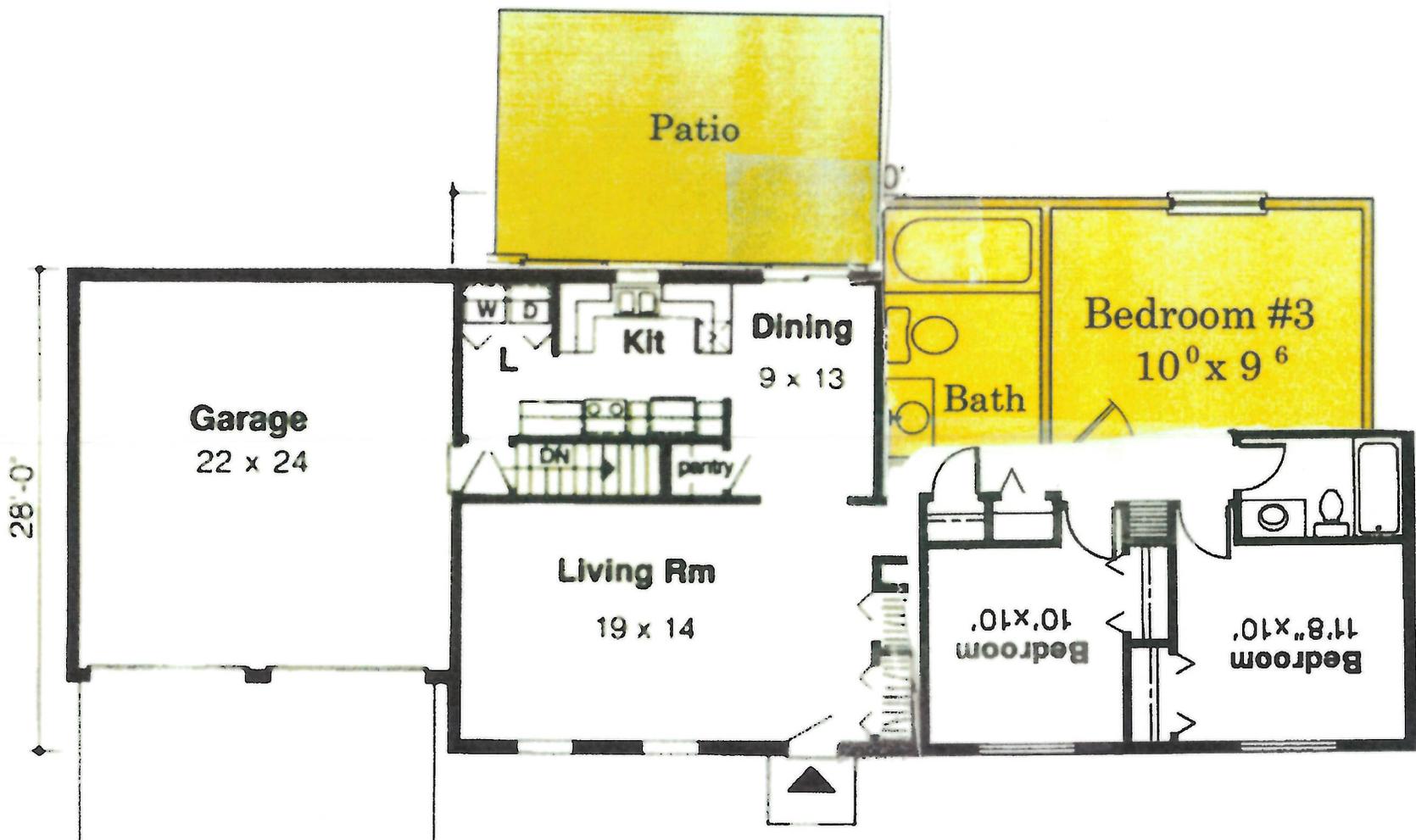
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THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.



SURVEY SYSTEMS ATLANTA  
860 LAKE DR, SW, SNELLVILLE, GA 30039  
COA #LSF000887, JOBORDERS@SURVEYSATLANTA.COM  
CELL 678-591-6064 ~ OFFICE 404-760-0010

# G-Site Plan



# H- Reduced Site Plan

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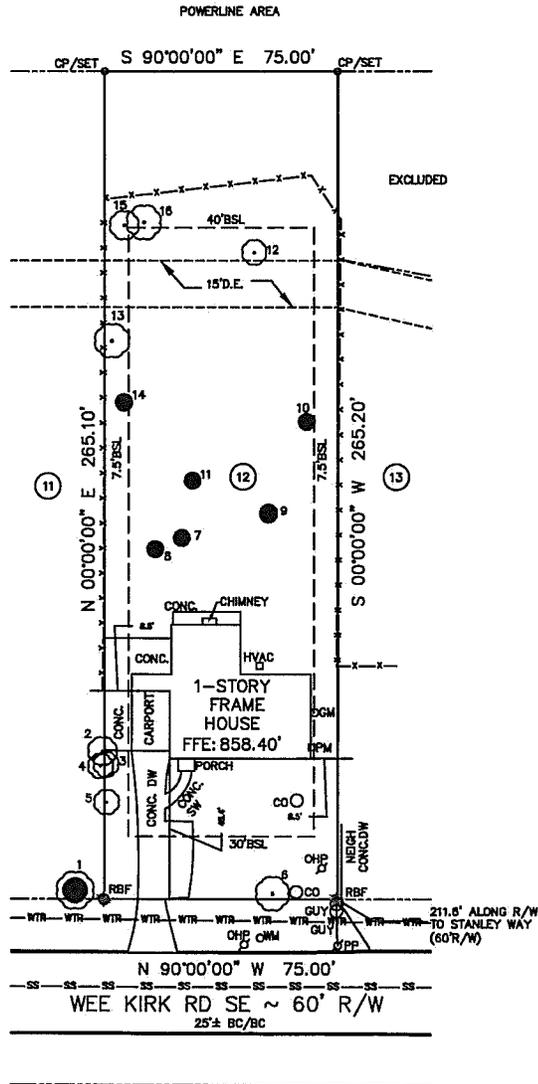
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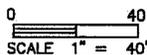


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660 LAKE DR, SW, SNELLVILLE, GA 30039  
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CELL 678-591-6064 ~ OFFICE 404-760-0010

# I – Written Legal Description

Listed on the Survey

# J – Building Form Information

Listed on the Survey,

We are making no changes to  
the property.

# K- Completed, signed Pre-application Form

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: Cartesha Cox Phone: 404-316-5909 Email: [Cartesha.Cox@dph.ga.gov](mailto:Cartesha.Cox@dph.ga.gov)

Property Address: 1890 Wee Kirk Rd

Tax Parcel ID: 15 109 06 031 Comm. District(s): 3 & 6 Acreage: .46

Existing Use: Single-family home Proposed Use Child Caring Institution

Supplemental Regs: Yes Overlay District: NA DRI: NA

Rezoning: Yes  No

Existing Zoning: R-75 Proposed Zoning: NA Square Footage/Number of Units: \_\_\_\_\_

Land Use Plan Amendment: Yes  No

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

Special Land Use Permit: Yes  No

Applicant indicates the proposed use falls under and complies with "Child Caring Institution" as defined in Article 9 of the Zoning Ordinance as follows: *Child caring institution: A building(s) in which housing, meals, and twenty-four (24) hour continuous watchful oversight for children under the age of eighteen (18) are provided and which facility is licensed or permitted as a child caring institution by the State of Georgia. The term "child caring institution" shall not include a "child day care center or facility."*  Must show compliance with the R-75 zoning requirements including provision of min. of 2 parking spaces...

**Major Modification:**

Existing Case Number(s): NA

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:  09/01/22 or   
BOC: 9/29/22\*\*  Letter of Intent:  Impact Analysis:  Owner Authorization(s):   
Campaign Disclosure:  Zoning Conditions:  na  Community Council Meeting:  
 08/10/22\*\*  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

**\*\*Last day to hold –pre-community digital meeting with 15 days notice to qualify for September 2022 agenda cycle is June 29, 2022**

**\*\*Filing Deadline for application is June 30, 2022**

**\*\*July agenda is intended for non-residential SLUP & rezoning applications to receive priority on agenda; if more than 20 cases on agenda then will get rescheduled for November 2022 agenda**

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:  Applicant indicates that the proposed business falls under “*Child Caring Institution*” as defined by the Zoning Ordinance, and complies with all elements of that definition, and will need to indicate that on

DEPARTMENT OF PLANNING & SUSTAINABILITY

the SLUP application. Applicant will need to provide justification as to how proposed Special Land Use Permit and proposed *Child Caring Institution* is compatible with surrounding single-family detached area. Applicant will need to demonstrate compliance with R-75 zoning requirements including provision of minimum of 2 parking spaces, and will need to show compliance with supplemental regulations for *Child Caring Institutions*. Maximum of 6 people for Child “*Caring Institution, Group*”.

**This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.**

Planner: John Reid Date 04/27/22

Filing Fees

|                                |   |          |
|--------------------------------|---|----------|
| <b>REZONING:</b>               | 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 |
| <b>LAND USE MAP AMENDMENT</b>  |   | \$500.00 |
| <b>SPECIAL LAND USE PERMIT</b> |   | \$400.00 |

1002



WOMEN INSPIRING & NETWORKING FOUNDATION  
2255 BENSON RDG  
LITHONIA, GA 30058-6525

DATE 9/16/22 64-1341/611

PAY TO THE ORDER OF

DeKalb County  
Four hundred and 00/100

\$ 400.00

DOLLARS



TRUIST

FOR Application fee

Sweaver

⑈0000 100 2⑈ ⑆06 1 1 34 1 5⑆0005 24 799508 2⑈