



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500  
Decatur, GA 30030  
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: September 7, 2017, 6:30 P.M.  
Board of Commissioners Hearing Date: September 26, 2017, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** SLUP-17-21609 **Agenda #:** N. 4

**Location/Address:** The east side of Greenvale Way, approximately 450 feet south of Greenvale Drive, at 3146 Greenvale Way, Decatur. **Commission District:** 3 **Super District:** 7

**Parcel ID(s):** 15-095-01-044

**Request:** Special Land Use Permit (SLUP) to increase the number of persons in an existing personal care home from three to four residents in an R-100 (Residential Medium Lot-100) District, in accordance with the Chapter 27 Article 4.1 Use Table of the DeKalb County Code.

**Property Owner(s):** Carol Tavares

**Applicant/Agent:** Carol Tavares

**Acreage:** .45 acres

**Existing Land Use:** A personal care home for three persons.

**Surrounding Properties:** Single-family residential.

**Adjacent Zoning:** **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 **Northeast:** R-100 **Northwest:** R-100 **Southeast:** R-100 **Southwest:** R-100

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

<b>Proposed Density:</b> 2.22 units/acre	<b>Existing Density:</b> 2.22 units/acre
<b>Proposed Units:</b> One	<b>Existing Units:</b> One
<b>Proposed Lot Coverage:</b> (estimated maximum) 30%	<b>Existing Lot Coverage:</b> (estimated maximum) 30%

**Zoning History:** Based on DeKalb County records, it appears that the single-family residential zoning of the property has not changed since adoption of the first zoning ordinance and map in 1956. DeKalb County records indicate that between 2009 and 2014, the property was used by three different service providers for group personal care homes (four to six client residents) and by one service provider for a family personal care home (not more than three client residents).

**PROJECT ANALYSIS**

The subject property is a .45-acre lot on Greenvale Way, a local residential street. It is developed with a 2,376 square foot, one-story house which is used for a personal care home, called Panola Care, Inc. (PCI), for developmentally disabled adults. The application states, "We currently have five bedrooms (three private residents, one staff bedroom, and one empty room) and 2.5 bathrooms in the home." Parking for six regular size vehicles is provided by a 95 foot driveway, parking pad, and carport.

Greenvale Way and the surrounding neighborhood are developed with single-family homes.

The applicant, Carol Tavares, is the owner and director of PCI. The Special Land Use Permit under consideration would allow PCI to expand to four persons. The application states that Ms. Tavares is supported by a staff of six support staff persons who are credentialed as Certified Nursing Assistants.

## LAND USE AND ZONING ANALYSIS

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

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** The property has adequate area to provide privacy and open space for a group personal care home. It meets the requirements for yard setbacks, open space, and off-street parking.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The group personal care home will function as a residence, and as such, will be compatible with the other residences on Greenvale Way and in the surrounding area.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** An increase by one person is not expected to increase demands on services and utilities to a level that would render them inadequate.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** Addition of one resident client is not expected to increase traffic or cause congestion in the area.
- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** Trips to and from the subject property are not expected to noticeably increase, and access routes to the site appear to be adequate to accommodate the low level of traffic that is generated by the personal care home.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** Taking into account the good condition of the driveway, the handicap ramp that connects the front door with the driveway at the carport, and the fire exits from both the first floor and the basement, the property appears to provide satisfactory ingress and egress and access for emergency vehicles.
- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** An increase in the number of client residents in the personal care home is not expected to create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.

- H. **Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The hours of operation will continue to be the same as those of a typical residence, and are not expected to adversely impact adjoining properties.
- I. **Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** Addition of one resident client is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use.
- J. **Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** The existing personal care home complies with the applicable requirements of the R-100 zoning district, and would continue to do so after addition of one resident client.
- K. **Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposal is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7)
- L. **Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Because no buffers or transitional buffers are required, this consideration is not applicable.
- M. **Whether or not there is adequate provision of refuse and service areas:** There is adequate provision of refuse and service areas, and expansion of the home by one person will not necessitate any changes.
- N. **Whether the length of time for which the special land use permit is granted should be limited in duration:** There appears to be no reason to limit the duration of the requested special land use permit.
- O. **Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** Because no changes are proposed to the size, scale, or massing of the home, this consideration is not applicable.
- P. **Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. **Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The home currently satisfies the supplemental regulations, and addition of one person will not have any effect on the ability of the home to continue satisfying the supplemental regulations.
- R. **Whether or not the proposed building, as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:** Because no changes are proposed to the height of the home, this consideration is not applicable.
- S. **Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** Addition of one resident client to the existing personal care home would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

**Compliance with District Standards:**

R-100 STANDARD	REQUIRED/ALLOWED	EXISTING	COMPLIANCE
LOT WIDTH	Min. 100 ft	109.97 ft	Yes

R-100 STANDARD		REQUIRED/ALLOWED	EXISTING	COMPLIANCE
LOT AREA/DENSITY		Min. 14,000 sq. ft.	19,603 sq. ft.	Yes
YARD SETBACKS	FRONT	Min. 35 feet or average front yard setback	48.8 feet	Exceeds minimum district setback; no information provided re: average setback.
	INTERIOR SIDE	Min. 10 feet	North side: 10.3 feet South side: 32.9 feet	Yes
	REAR	Min. 40 feet	69 feet	Yes
FLOOR AREA OF D.U.		Min. 2,000 s.f.	2,376 s.f.	Yes
LOT COVERAGE		Max. 35%	estimated maximum: 30%	estimated maximum: 30%
PARKING		Min.: 2 spaces Max.: 4 spaces	6 spaces	Yes

**STAFF RECOMMENDATION:**

The proposal to increase an existing three-person personal care home to four persons is consistent with the following policy of the 2035 Comprehensive Plan: “Increase the availability of special needs housing to meet the growing population.” (Housing Policy No. 7) Expansion of the personal care home by one person is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use. The group personal care home will function as a residence, and as such, will be compatible with the other residences on Greenvale Way and in the surrounding area. Therefore, the Department of Planning and Sustainability recommends “Approval”.

1. The Special Land Use Permit shall be issued to Carol Tavares for operation of a group personal care home of up to four client residents, and shall not be transferrable.
2. The approval of this rezoning application by the Board of Commissioners has no bearing on other approvals by the Zoning Board of Appeals or other authority, whose decision should be based on the merits of the application before said authority.

**Attachments:**

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

## NEXT STEPS

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

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

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



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

**DEVELOPMENT ANALYSIS:**

• **Transportation/Access/Row**

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

• **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control is required as a condition of land development permit approval.

• **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application.

- **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 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 OR FAX TO EXPEDITE THE PROCESS TO  
MADOLYN SPANN [MSPANN@DEKALBCOUNTYGA.GOV](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-17-21609 Parcel I.D. #: 15-095-01; 044

Address: 3146  
GREENVALE WAY

**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:**

<p><i>Did field review no problem that would interfere with Traffic Flow.</i></p>

Signature: *Jerry White*





Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT APPLICATION

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

RECEIVED

Date Received: MAY 19 REC'D Application No.: 21609

APPLICANT NAME: CAROL TAVARES

Daytime Phone #: 770 354 0046 Fax #: 678 691 1363

Mailing Address: 3146 GREENVALE WAY, DECATUR GA 30034  
E-mail: \_\_\_\_\_

OWNER NAME: CAROL TAVARES  
(If more than one owner, attach contact information for each owner)

Daytime Phone #: 770 354 0046 Fax #: \_\_\_\_\_

Mailing Address: 3146 GREENVALE WAY DECATUR GA 30034  
E-mail: CAROLTAVARES@BELLSOUTH.NET

SUBJECT PROPERTY ADDRESS OR LOCATION: 3146 GREENVALE WAY DECATUR 30034, DeKalb County, GA,

*Lots size 21780 sqft.*

District(s): 04 Land Lot(s): H5 Block(s): F Parcel(s): 1509501044

Acreage or Square Feet: 4080 Commission District(s): 3+7 Existing Zoning: R-100

Proposed Special Land Use (SLUP): Personal Care Home

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: Carol Tavares  
(Check One)

Printed Name of Applicant: CAROL TAVARES  
Notary Signature and Seal:

Thomasina Edge  
MARCH 2, 2017



**PUBLIC NOTICE**  
**TO**  
**Request for a Special Land Use Permit**

Filed by: Carol Tavares/Panola Care Inc.  
Located at: 3146 Greenvale Way  
Decatur GA 30034

Current Use: Single family dwelling for PCHome 3  
Residents

Proposed Use: 4 Residents

**PRE-SUBMITTAL COMMUNITY MEETING TO  
TAKE PLACE AT: Panola Care #2**

**Location: 3146 Greenvale Way, Decatur Georgia  
30034**

**Date and Time: Sunday April 2<sup>nd</sup> 2017 at 5:00pm**

**Contact- Carol Tavares**

**770-354-0046 or [caroltavares@bellsouth.net](mailto:caroltavares@bellsouth.net)**



PANOLA CARE, INC.  
3146 Greenvale Way  
Decatur, GA 30034  
770-354-0046



May 18, 2017

Dear Sir/Madame:

Panola Care Inc. (PCI) is a privately held, 24-hour congregate home that provides residential support services for persons with disabilities and we are applying for Special Land Use Permit. The location of the home is 3146 Greenvale Way Decatur, GA 30034. We are currently licensed for 3 residence and we would like to increase our capacity to 4 residents.

PCI reflects a person-centered philosophy in which people receiving services are active in their communities, are treated with dignity and respect, they have choices and PCI helps them achieve their goals and dreams. At PCI, individuals have opportunities to learn and increase a variety of life skills, health and safety skills, and experience a variety of community activities to support each individual in having a life that is meaningful and makes them happy.

We have brought value to our neighborhood. At the time of purchase, the home was worn and required significant rehab both inside and outside. Since taking ownership of the home it's become a common theme for neighbors to stop by to share their "thanks" and words of encouragement for renovating the property. More so, the neighbors are truly supportive of the mission and intent of what PCI seeks to accomplish.

Carol Tavares is the owner of PCI. Prior to creating PCI she worked as nurse for over 20 years. Her VISION for PCI is to provide individuals with intellectual disabilities opportunities to participate as fully as possible in formulating their care plans and meeting their physical, emotional needs and overall well-being in a dignified non-judgmental way. This is accomplished by an excellent staff that provides 24-hour care for our residents.

In addition to her capacity as owner and director, Ms. Tavares provides oversight for day-to-day administrative tasks. She is supported by a staff of 6 Direct Support Staff (DSPs) who are credentialed as Certified Nursing Assistants. All DSPs are trained and supervised by an independent, licensed RN.

We currently have 5 bedrooms (3 private residents, 1 staff bedroom and 1 empty room) and 2.5 bathrooms in the home. All bedrooms are fully renovated and fit for use.

Sincerely,

  
Carol Tavares, Owner

**Criteria: Sec. 27-873. Special land use permits; criteria to be applied.** The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**
  - The size of the site and land area is adequate for the proposed use. All other applicable requirements of the zoning District have been fulfilled.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**
  - Proposed land-use is compatible with adjacent properties in the district.
- C. Adequacy of public services, public facilities, and utilities to serve the use contemplated.**
  - All public services, facilities and utilities are adequate for proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.**
  - There is currently sufficient traffic carrying capacity on the public street for the proposed to use. Increased client capacity will not unduly increased traffic or create congestion in the area.
- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.**
  - Existing land uses along access route will not be adversely affected by the character the vehicles or the volume of tracking traffic generated by the proposed use.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.**
  - Ingress and egress to subject property is adequate for pedestrian and automotive safety. Driveways provide convenient traffic flow and access in the event of fire and other emergencies.

- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.**
- Proposed use will not adversely impact adjoining land use by reason of noise, smoke, odor, dust or vibration.
- H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**
- Proposed use will not adversely impact the adjoining land use by reason of hours of operation.
- I. I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**
- Proposed use will not adversely impact the joining land use by reason of manner of operation.
- J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.**
- The proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan.**
- The proposed use is consistent with the policies of the Comprehensive Plan.
- L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.**
- The proposed plan provides for all buffer zones and transitional buffer zones required by the regulations of the district.
- M. Whether or not there is adequate provision of refuse and service areas.**
- There is adequate provision of refuse and service areas.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration.**
- The length of time for which the special land use permit is a granted should be of unlimited duration, unless the Board of Commissioners deems it necessary to impose time limitations.
- O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings.**
- Currently there is no existing proposed building modification. If future buildings are proposed, the size, scale and massing will be appropriate in relation to the subject property and adjacent nearby lots and buildings.

- P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.**
- The proposed plan will not adversely affect historic buildings, sites, districts or archaeological resources.
- Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.**
- The proposed uses use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.**
- The proposed buildings height will not create a negative shadow impact on adjoining lot or building.
- S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.**
- The proposed use will not result in a disproportional proliferation of that or similar uses in the subject character area.
- T. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.**
- The proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.



## Panola Care, Inc.

3169 Pequea Drive, Lithonia, GA 30038 • Office: 770-322-6810



April 2, 2017

Dekalb County Dept of  
Planning & Sustainability  
330 West Ponce de Leon Ave  
Decatur, GA 30030

**RE: 3146 Greenvale Way Decatur, GA 30034**

Dear Sir or Madame:

This letter serves as verification that to my knowledge, there are no other Community Living Arrangements, Personal Care Homes or other licensed Group Living facilities within 1000 feet (.2 miles) of 3146 Greenvale Way, Decatur 30034. Attached are DCH Search Maps (GaMap2Care) for both Community Living Arrangements and Personal Care Homes verifying this information.

Please feel free to contact me at (770)-354-0046 with any questions.

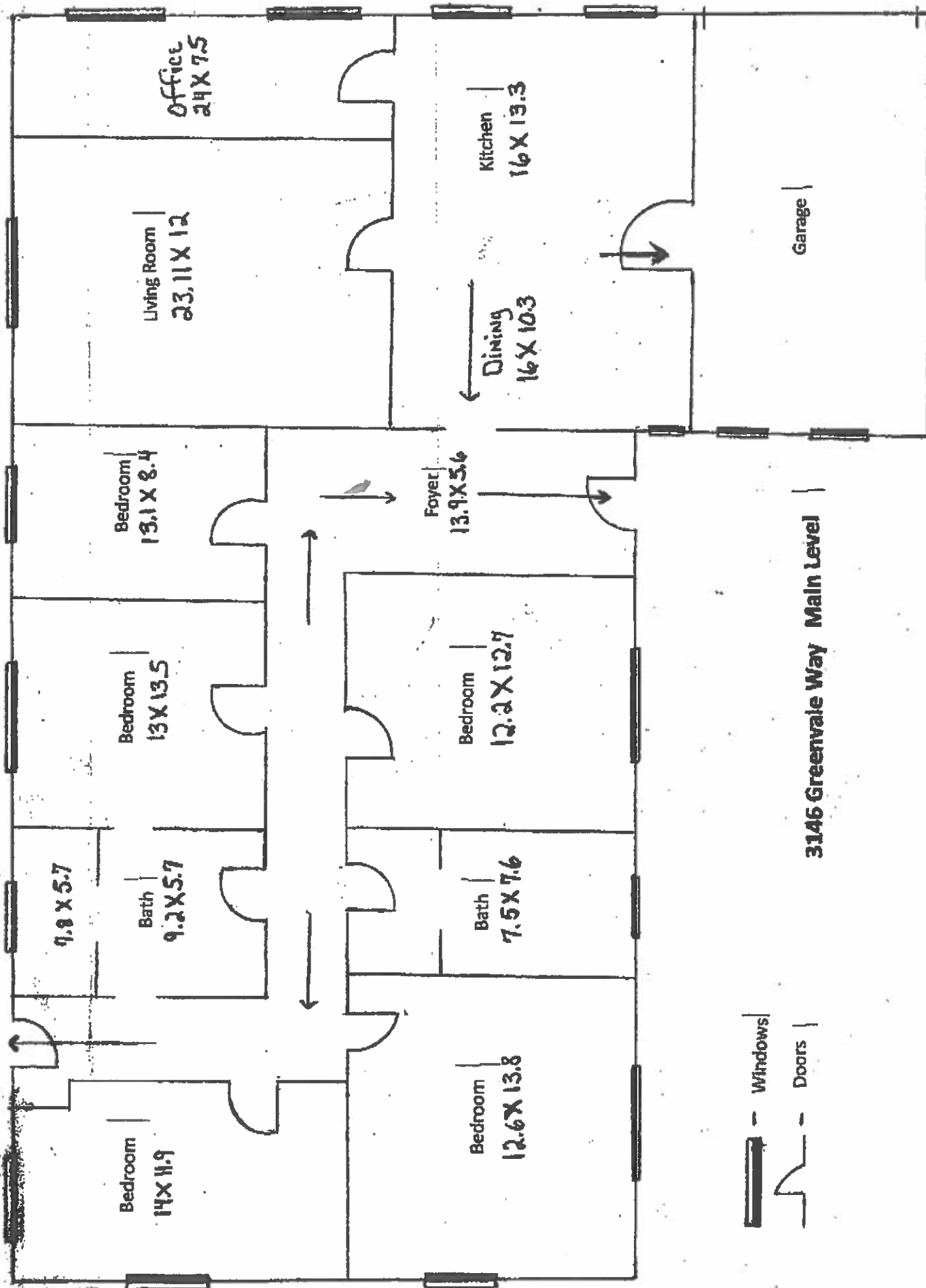
Respectfully,  
*Carol Tavares*

**Carol Tavares**  
Owner/Administrator

Attachments

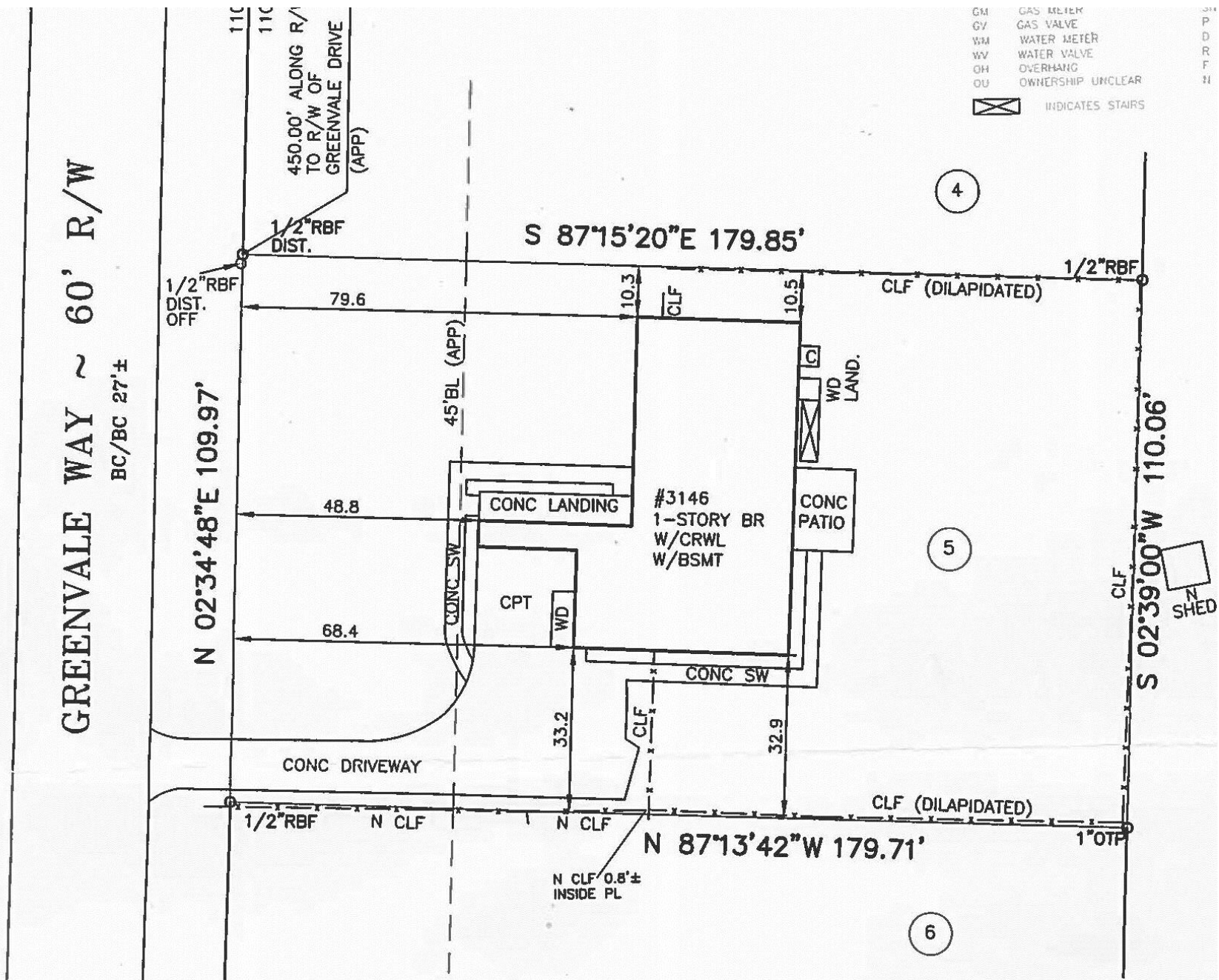


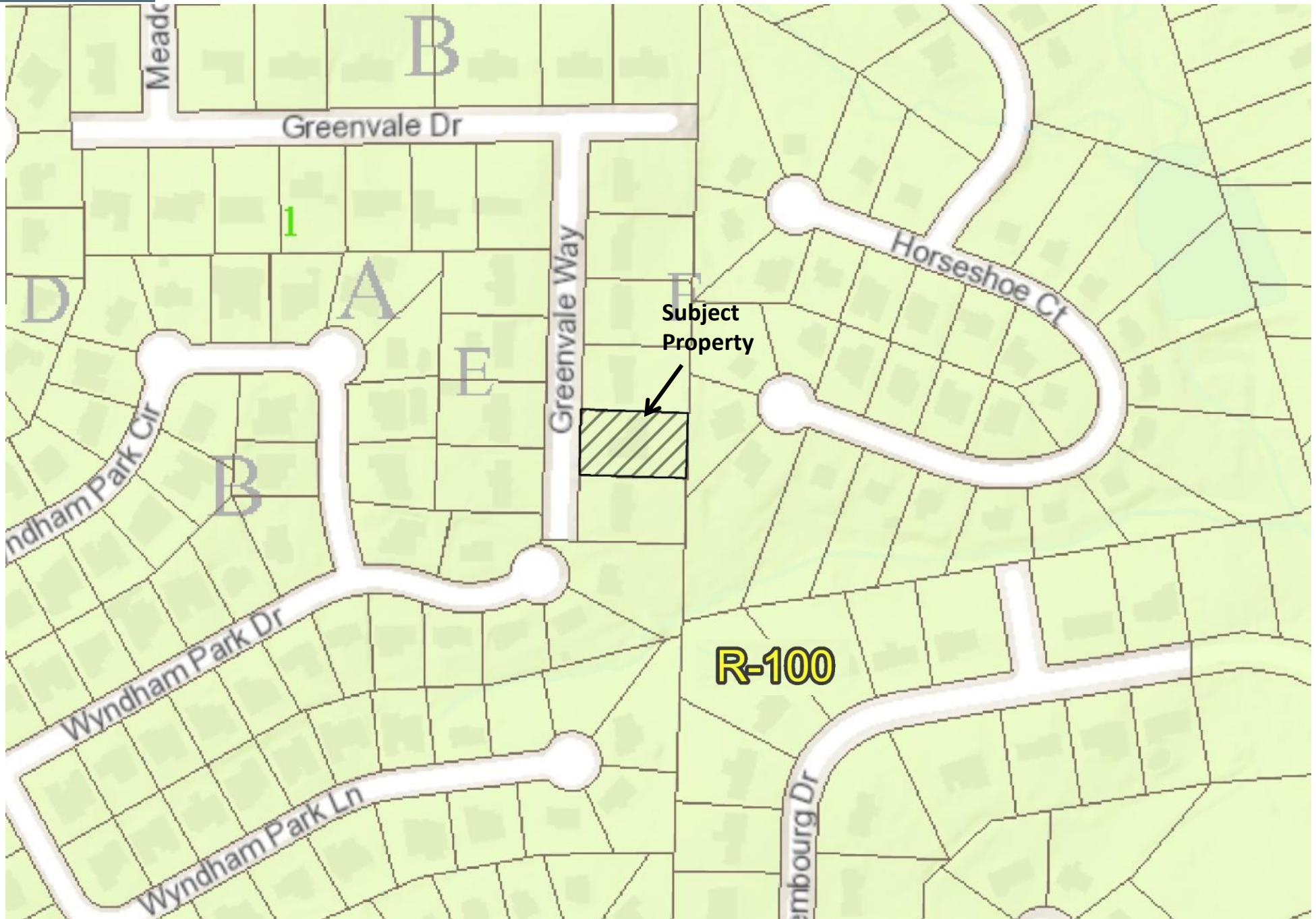
Fire Exit



3146 Greenvale Way Main Level











Subject property.