



**DeKalb County Department of Planning & Sustainability**

178 Sams Street,  
Decatur, GA 30030

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

**Planning Commission Hearing Date: July 11, 2023**  
**Board of Commissioners Hearing Date: July 27, 2023**

**STAFF ANALYSIS**

<b>Case No.:</b>	SLUP-23-1246460	<b>Agenda #:</b> 2023-0588
<b>Location/Address:</b>	928 Fairwind Ct. Stone Mountain, GA 30039	<b>Commission District:</b> 04 <b>Super District:</b> 06
<b>Parcel ID(s):</b>	18-092-02-016	
<b>Request:</b>	Special Land Use Permit to operate a child caring institution (CCI) for four (4) to six (6) children.	
<b>Property Owner(s):</b>	Bikash Chhetri	
<b>Applicant/Agent:</b>	Marion Cato	
<b>Acreage:</b>	0.39	
<b>Existing Land Use:</b>	Single family residential	
<b>Surrounding Properties:</b>	<b>North:</b> R-85 <b>East:</b> R-85 <b>South:</b> R-85 <b>West:</b> R-85	
<b>Comprehensive Plan:</b>	<b>Suburban (SUB)</b> <input checked="" type="checkbox"/> <b>Consistent</b>	<input type="checkbox"/> <b>Inconsistent</b>

**Staff Recommendation:** Approval with conditions

The applicant is seeking a special land use permit (SLUP) to establish a child caring institution (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 in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposed CCI will “accept referrals” from the Georgia Department of Juvenile Justice (DJJ) and “target young men between the ages of 10-17” in which “Each young man will be partnered with a volunteer mentor,” according to the submitted letter of intent. According to the same letter, the program will accept DJJ referrals “for youths with a history of delinquent behaviors, substance abuse, elopement, physical and traumatic abusive, youth in need of counseling services, youth with a goal of independent living/and or adoption from the juvenile care system.”

The site should be adequate for the proposed use in a residential setting. The provided floor plan shows four bedrooms and two and a half bathrooms. The adverse impacts based on the manner and time of operation should be minimal, and the driveway & garage is sufficient to accommodate at least eight vehicles. The submitted program overview states, “The home will also always have 24 hours security around the property.” No expansion or exterior modification of the existing structure is proposed.

During the public review process, an email was received from the Hearthstone Manor HOA Board expressing concerns about potential increases in safety issues, particularly “crime, safety, increased foot traffic through the neighborhood, property value decline, and numerous juveniles cycling in and out of the group home.”

Based on the review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance* and considering the public comment received, the staff recommends approval with 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 comply with Sec. 4.2.41 (Personal Care Homes and Child Caring Institutions up to 6 individuals) of the *Zoning Ordinance*.

SLUP-23-1246460

Staff Recommended Conditions

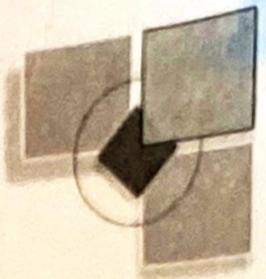
07/27/2023

Special Land Use Permit to operate a child caring institution (CCI) for four (4) to six (6) children.

928 Fairwind Court

Stone Mountain, GA 30083

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4. 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*.



## SPECIAL LAND USE PERMIT APPLICATION

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

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

APPLICANT NAME: Marion Cato

Daytime Phone #: 678-357-2256 Fax #: \_\_\_\_\_

Mailing Address: 3205 Newcastle way  
Snellville, GA 30039 E-mail: marioncato@coysplace.org

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

Daytime Phone #: 404-910-8431 Fax #: \_\_\_\_\_

Mailing Address: 4210 Hambriek way, Stone Mountain GA 30083  
 E-mail: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: 928 Fairwind ct

Stone Mountain, DeKalb County, GA, 30083

District(s): 4 Land Lot(s): 11,1885F Block(s): \_\_\_\_\_ Parcel(s): 18 092 02 016

Acreage or Square Feet: 1956 Commission District(s): 07 Existing Zoning: R-100

Proposed Special Land Use (SLUP): CCT home for children + youth 10-17 yrs

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:** [Signature]  
 (Check One) **Printed Name of Applicant:** Marion Cato

Notary Signature: [Signature]



Marion Cato  
Coys Place, Inc.  
928 Fairwind Court, Stone Mountain, Georgia 30083  
Telephone # 678-357-2256  
Email: marioncato@coysplace.org

March 27, 2023

**Subject: Meeting to Discuss Application for Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six (6) children ages 10 to 17 years operate at 928 Fairwind Court, Stone Mountain , GA 30083**

Dear Property Owners,

We would like you to attend our Zoom meeting on date: April 26<sup>th</sup> at 6.45pm to discuss our application for a special land use permit (SLUP) for the property located at 928 Fairwind Court, Stone Mountain GA 30083.

The main purpose of this application is to operate a Child Caring Institution (CCI) providing room, board, and watchful oversight 24/7 to foster youths ages ten (10) to seventeen (17) years old in the custody of the Department of Juvenile Justice (DJJ). This meeting will address any issues and concerns regarding the application for our CCI (SLUP) permit.

If you are not able to attend but would like to contact us via email or phone, please send your request to me directly at the contact information above.

**Below are the meeting instructions.**

**YOU ARE INVITED TO A ZONING MEETING**

Marion Cato is inviting you to a scheduled (SLUP) Zoom meeting.

Topic: Zoom Meeting for Special Use Permit

**Time: 6.45 pm**

**Date: April 26<sup>th</sup>, 2023**

Join Zoom Meeting

Meeting ID: 7629678325

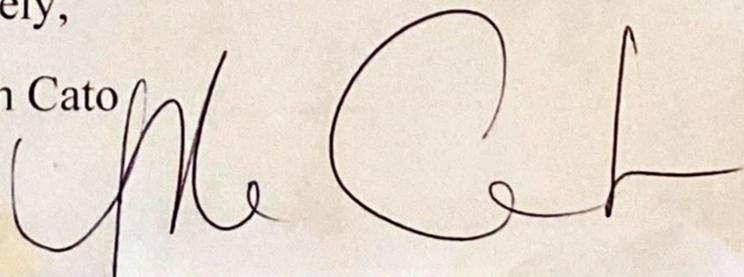
Passcode:CoysPlace

To access meeting to

<https://us04web.zoom.us/j/7629678325?pwd=Vg0E9g5JDInATpPaI68fuahyEbxxDd.1>

Sincerely,

Marion Cato



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**OWNER-OCCUPANT AFFIDAVIT**

THIS FORM MAY ONLY BE USED BY THE OWNER OF REAL RESIDENTIAL PROPERTY

**NOTICE:** This form must be completed and submitted to the Planning & Sustainability Development Services before a permit(s) is issued. This certifies all work done by owner on one Residential project. All information requested on this form is mandatory in addition to a completed and signed permit for each permit type indicated below.

Building Permit(s) #: \_\_\_\_\_

Date: 2/09/23

Property Owner: Forward Realty International Group, LLC

Address: 4210 Hambrook Way, Stone Mountain, GA 30083

Telephone: 404-910-8431

This is to certify that I am responsible for the following permit types:

- Electrical
- Plumbing\*
- Mechanical \*
- Low Voltage
- Building
- Demolition
- Other Describe:

I certify that I have and will comply with all codes and ordinances adopted by DeKalb County that pertain to the construction of this structure. I further agree to indemnify DeKalb County and its operator from any liability for damages and loss of property if the work performed has not been installed in accordance with these codes and ordinances. I hereby affirm that I am conducting this work on property that I own and upon completion this building or structure will be used or occupied solely by myself, my family, my firm or my corporation and its employees and shall not be for the use of the general public and I have no current intent to offer the property for sale or lease.

Further, I hereby affirm that I have not sold or transferred a building or structure that I have constructed while acting a contractor within the prior 24-months. I further understand that any falsification of the above statements may constitute fraud and result in cancellation of this permit and other possible penalties. Please note if you are not able to safely construct your project you will be required to hire a licensed contractor to complete the project.

Applicant further affirms that he/she is aware that any knowingly false statement made in the permit application may subject said applicant to prosecution for violation of Georgia Criminal Code, Section 16-10-20 (False Swearing) and a possible fine of not more than \$1,000.00 or imprisonment for not less than one (1) or more than five (5) years, or both.

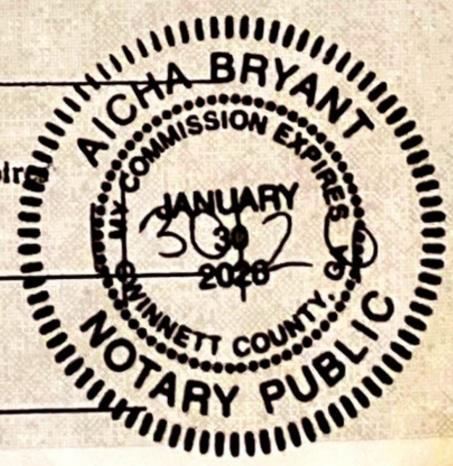
\*Gas Pressure Test MUST be done by a Licensed Individual

Signature of Owner-Occupant acting as contractor  
[Handwritten Signature]

Printed Name  
Marion Castro

Sworn on the below date:  
2.7.23

Signature of Notary / My Commission Expires  
[Handwritten Signature]



OFFICE USE ONLY:  APPROVED  DENIED AUTHORIZING INITIAL: \_\_\_\_\_

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

D. Private educational services shall comply with home occupation standards and no more than three (3) students shall be served at a time. Family members residing in the home are not counted towards the three (3) students allowed.

I agree to abide by the regulations listed above.

[Signature]  
Applicant's Signature

2.7.23  
Date

**OWNER'S AUTHORIZATION**

The property owner should complete this form, or a similar signed and notarized form, if the individual who is filling the application with the County is not the property owner. If there is more than one (1) property owner, please attach additional authorizations.

TO WHOM IT MAY CONCERN.

(I), (We), Bikash Chhetri / Howard Realty International Group, LLC  
Name of Owners

Being (owner), (owners) of the subject property identified in this application, hereby delegate(s) authority to

Marion Cato to use my property as a  
Name of Applicant or Representative

Home Based Business in accordance with Sec. 27.4.2.31 of the DeKalb County Code.

[Signature]  
Notary Public

Date: 2/7/23

Stamp/Seal:



[Signature]  
Owner(s)

**ZONING OFFICE USE ONLY**

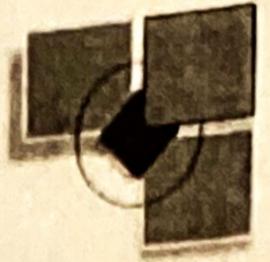
Zoning Classification:

APPROVED  
YES NO

DATE

Print Name

Signature



**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: 2-7-2023

TO WHOM IT MAY CONCERN:

(I) (WE), Bikesh Chhetri / Forward Realty Int'l group, LLC  
 Name of Owner(s)

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

Marion Cato

Name of Applicant or Agent

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

[Signature]  
 Notary Public

[Signature]  
 Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner





404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

178 Sams Street  
Decatur, GA 30030

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: 2-7-2023

TO WHOM IT MAY CONCERN:

(I) (WE) Bikash Chhetri/Forward Realty Int'l group  
Name of owner(s)

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

Marion Cato  
Name of Agent or Representative

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

[Signature]  
Notary Public

[Signature]  
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Director  
Andrew A. Baker, AICP

**BUSINESS REGISTRATION AFFIDAVIT**

ALL STATEMENTS MUST BE INITIALED AND MUST BE EXECUTED UNDER OATH (NOTARIZED).

**TO BE COMPLETED BY APPLICANT**

MC  
MC  
MC  
MC  
MC

I do solemnly swear that the information on this application is true, and that no false or misleading statement is made herein to obtain a business occupation tax certificate.

I understand that if I provide false or misleading information in this application, I may be subject to criminal prosecution and/or immediate revocation of my business occupation tax certificate issued as a result of this application.

I understand that I must comply with all county ordinances and regulations.

I hereby agree to provide clearance(s) and/or inspection report(s) required prior to issuance of a business occupation tax certificate.

I hereby acknowledge receipt of the DeKalb County Smoke-Free Air Ordinance pursuant to Code Sec. 16-108(c). Click link for PDF download, or Check Box to request hard copy, or Scan QR Code for web link

REQUEST HARD COPY



**TO BE COMPLETED BY BUSINESS PREMISES OWNER**

BO

I, the owner of the property, swear to maintain the business premises in accordance with all applicable property maintenance regulations under this Code as it currently exists or is hereafter amended, including but not limited to sign, debris, and vegetation regulations pursuant to DeKalb County Ordinance Code. Sec. 15-28(5)(g).

**APPLICANT'S AUTHORIZATION**

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 12<sup>th</sup> DAY OF April 2023.

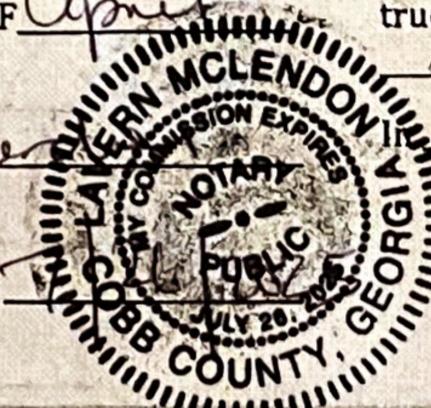
I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on

April 12, 2023

Laura McLendon  
NOTARY PUBLIC

In Atlanta (City) GA (State)

My Commission Expires:



Marion Cato Owner  
Printed Name and Title of Applicant

[Signature]  
Signature of Applicant

**BUSINESS PREMISES OWNER'S AUTHORIZATION IF DIFFERENT FROM APPLICANT**

SUBSCRIBED AND SWORN BEFORE ME ON THIS THE 07 DAY OF February 2023.

I hereby declare under penalty of perjury that the foregoing is true and correct. Executed on

April 7, 2023

[Signature]  
NOTARY PUBLIC

In Atlanta (City) GA (State)

My Commission Expires:

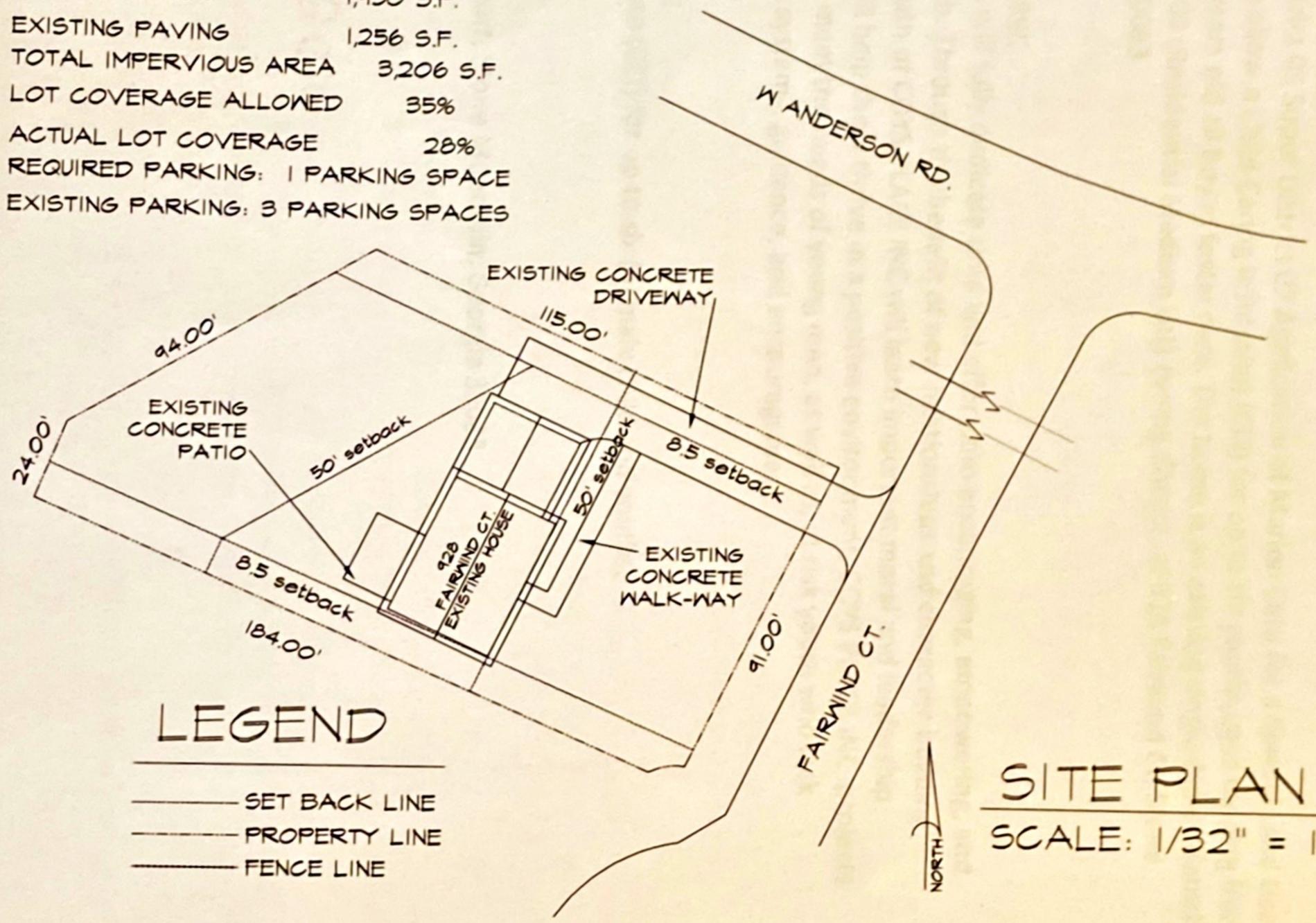


Bikash Chelbi  
Printed Owner's Name

[Signature]  
Signature of Owner

# SITE COVERAGE

LOT AREA:	11,188 S.F.
GROUP HOME BUILDING AREA:	1,950 S.F.
EXISTING PAVING	1,256 S.F.
TOTAL IMPERVIOUS AREA	3,206 S.F.
LOT COVERAGE ALLOWED	35%
ACTUAL LOT COVERAGE	28%
REQUIRED PARKING:	1 PARKING SPACE
EXISTING PARKING:	3 PARKING SPACES



**LEGEND**

- SET BACK LINE
- PROPERTY LINE
- FENCE LINE

**SITE PLAN**  
 SCALE: 1/32" = 1'-0"

**COYS PLACE, INC.**

**Application for a Special Land Use Permit (SLUP)**

**Subject Property Location:**

**928 Fairwind Court, Stone Mountain, Georgia 30083**

**COMMISSION DISTRICT:**

Commission District 05 Super District 07 Application of Marion Cato for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six youths ages ranging from 10 years old to 17 years old all boy in foster care. The home is an existing single-family detached home in the R-100 (Residential Medium Lot) zoning district, at 928 Fairwind Ct, Stone Mountain, GA 30083

**Program Overview:**

COYS PLACE INC will fully dedicate time and effort into encouraging, empowering, and supporting youth. Through the benefit of new relationships and character-building projects, the youth of COYS PLACE INC will learn important moral and leadership qualities that will help them thrive in a positive environment. COYS PLACE INC projects are designed to meet the needs of young men, as well as, at risk youth who lack healthy support systems, guidance, and encouragement.

**PROPOSED USE:**

Childcare institute (CCI) for up to six (6) male child and youths.

**LOCATION:**

928 Fairwind Court, Stone Mountain, Georgia 30083

**PARCEL NO.:**

18 092 02 016

## Program Purpose, Goals and Philosophy

Coys Place Inc is a non-profit organization established for the purpose of empowering and equipping today's youth to become the leaders of their generation. COYS PLACE INC mission is to give youth the tools and resources to excel in every area of life. COYS PLACE INC youth home will focus on developing youth intellectually, emotionally, academically, and spiritually.

### COYS PLACE INC PROGRAM GOALS

COYS PLACE INC will fully dedicate time and effort into encouraging, empowering, and supporting youth. Through the benefit of new relationships and character-building projects, the youth of COYS PLACE INC will learn important moral and leadership qualities that will help them thrive in a positive environment. COYS PLACE INC projects are designed to meet the needs of young men, as well as, at risk youth who lack healthy support systems, guidance, and encouragement.

This home will specifically target young men between the ages of 10-17. We will create an environment that will provide safety, encouragement, support, and healing. Each young man will be partnered with a volunteer mentor, which will assist in providing support and encouragement. The CCI group home will also provide life skills training and tutoring. COYS PLACE INC desires to also provide scholarships and drivers education programs to the young men aging out, in addition to giving the young men the opportunity to participate in a national mission trips upon completion of program.

### Program Goals / Philosophy

- 1) Providing 24/7 stable, safe living accommodations while a DJJ young male is a program participant; Providing the services necessary to assist DJJ youth in developing both the skills and personal characteristics needed to enable them to be self-sufficient and live independently.
- 2) Providing GED education, life skills training, tools for academic success, information and counseling aimed at preventing, treating, and reducing substance abuse among DJJ youth.
- 3) Providing DJJ youth with appropriate referrals and access to medical and health treatment; partnered one to one mentoring, GED classes and driver's education program.
- 4) Providing services and referrals necessary to assist DJJ youth in preparing for and obtaining employment.
- 5) Providing the services and referrals necessary to assist DJJ youth in preparing for and obtaining secondary and vocational training.

- 6) Providing the services and referrals necessary to assist DJJ young men in transitioning to permanent, stable housing or transitional housing.

## **Measurable Goals- Part B**

1. **Provide Stability and Safety.**
  - a. Provide 24/7 stability and safety for approximately 6 youths DJJ custody between the ages of 10-17 years old.
  
2. **Equip Youth**
  - a. Provide the following:
    - i. Mentorship.
    - ii. GED Tutoring.
    - iii. Life skills training.
    - iv. Drivers' education
    - iv. Leadership training.
  
3. **Empower Youth**
  - a. Provide scholarships.
  - b. Financial planning knowledge.
  - c. Maintain staff that will encourage, support, and empower youth.
  
4. **Sustainability**
  - a. Empower Coys Place Inc to sustain this effort and its community partnerships.
  - b. Fully engage the community in Coys Place, Inc vision through community awareness Campaign.
  - c. Meet DJJ requirements for funding opportunities.
  - d. Through relationships, we will build credibility amongst DJJ, and other community agencies, ensuring that our vision and mission is invested in and implemented.
  
5. **Domino Effect**
  - a. Prepare youths to educate peers on life skills. (i.e. cooking, resume building, interviewing, money management, credit review, etc.)
  
6. We will accept referrals for youths with a history of delinquent behaviors, substance abuse, elopement, physical and traumatic abuse, youth in need of counseling services, youth with a goal of independent living/and or adoption from the juvenile care system. Our program will focus on youths with behaviors displayed that are associated with a DSM IV diagnosis of depression, ADHD, conduct disorder, oppositional defiant disorder, and/or runaway youth. They may display behaviors such as defiance, disrespect,

unexplained sadness or depression, hyperactivity, etc. We also accept Psychological Residential Treatment Facilities (PRTF) step down referrals.

Our home will be setup with each direct staff acting in the role of "House Mother" which will allow the youths to experience activities that simulate the "normalcy" experienced in two parent households which may provide opportunities for growth.

The Executive Director, and contracted Licensed HSP (Human Service professional), and Direct Care Staff, shall work as a team to provide a stabilizing and nurturing environment that promotes safety, well-being and a sense of belonging.

### **Program Operations Overview Summary:**

Housing operation requirements for the facility are as follows:

1. The home will house 6 youths and will have 24/7 coverage for all youths.
2. The ages of the youths and youths will range from ten (10) years old to seventeen (17) years old.
3. Work Schedule for all staff will be as follows:
  - a. 1<sup>st</sup> shift direct staff: 9:am to 8:pm
  - b. 2<sup>nd</sup> shift direct staff: 8:pm to 9:am
  - c. Program Director: 9am to 2:pm
  - d. HSP: 9:am to 4:pm (Monday to Friday)
4. A minimum of two cars in the driveway on each shift and no more than 3 cars on each shift. The other car for the HPS or Director.
5. Staffing will be provided by a Program director; a Human Service Profession/Life Coach and 2 full-time direct staff rotated every 12 hours.
6. The home will also always have 24 hours security around the property.
7. The facility will only have two cars on the property for each shift rotation. The director and direct staff on the day shift and the direct staff only on the 2<sup>nd</sup> shift. Direct staff will be rotated every 12 hours each day. All doctors' appointments or visits by the youths outside of the home will be done by the staff.
8. The facility will house only boys.
9. The direct staff will act as "house mothers" for all the youths in the home.
10. The director will work 25-35 hours per week.
11. The Life Coach/HSP will work 30-35 hours per week
12. Meals will be provided under the direction of the direct staff.
13. Meals will include breakfast, lunch, dinner and two snack one in the morning and one in the evening
14. Medication will be administrated and logged daily in the Medication log under the supervision of the 24/7 on-call nurse staff.

## Staff Training and Certificates:

Employee new hire orientation and training shall include instruction in:

- a. Medication Administration and Management by Registered Nurse
- b. Water Safety (online training)
- c. COYS PLACE, INC. Operating Manual will include:
  - i. The program's purpose and description of services and its policies and procedures.
  - ii. The employee's assigned duties and responsibilities.
  - iii. Grievance policies and procedures.
  - iv. Child abuse policies and procedures.
  - v. Mandated Reporter of abuse requirements
  - vi. Universal Precautions
  - vii. Incident Reporting
  - viii. The program policies and procedures for handling medical emergencies.
  - ix. The program policies and procedures regarding appropriate behavior management and emergency safety interventions.
- d. Behavior Management Techniques
- e. Trauma Informed Care
- f. Personnel Handbook

### **Employee Supervision**

- 1) The Program Director will create an individual staff development plan for each service staff member and place it in their personnel file.
- 2) The Program Director will support direct care staff and human services professionals through regular, ongoing supervision.

IMPACT ANALYSIS OVERVIEW FOR COYS PLACE, INC  
CARE INSTITUTION (CCI)



4 bedrooms and 2.5 bathroom

Total Square feet: 1,950 sq ft

Location Address: 928 Fairwind Ct, Stone Mountain, GA 30083

**1. Ingress and Egress:**

a. How will employee and client vehicles enter and leave the property?

**Employees and client vehicles will enter and leave the property from the front entrance. The parking space can hold up to 8 cars. Two (2) in the garage and six (6) in the driveway.**

b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?

**Vehicles will gain access to the property from the front entrance they are sufficient space on the property for multiple vehicles to park at one time. The fire hydrant is located across the street in front of the home.**

c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

The size of the entire parking lot is large enough to handle all traffic without causing any congestion since the parking lot can handle at least 8 cars at any one time.

## 2. Off-street parking and loading:

a. How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up garbage?

**All garbage will be stored at the back of the property in large garbage containers from Waste Management company. We will utilize a private company to pick up the garbage once per week from the property.**

b. How will products and supplies be delivered to the facility?

**Products and deliveries will be made once per week, and this will be done by the direct staff who will purchase all products for the home.**

c. Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?

**Service personnel will be able to park their vehicles in the parking space and still have access to the home without any traffic congestion.**

d. How will employees and clients park their vehicles and gain access to the property.

**Employees and client vehicles will enter and leave the property from the front entrance. The parking space can hold up to 8 cars. Direct staff employees will park in the garage.**

## 3. Buffering and Screening:

a. How will be adjoining properties be buffered or screened from any noise or glare from the lights that might be generated from the facility.

**The youths in the program will always be monitored. There will be no noise or glaring lights coming from the home. Please note this home will be operated just like a regular home just will have special need youths.**

b. How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

**No. The facility only has two cars on the property for each shift rotation. The director and direct staff on the day shift and the direct staff only on the night shift. Direct staff will be rotated every 12 hours each day. All doctors' appointments or visits by the youths outside of the home will be done by the staff.**

## 4. Hours and Manner of Operation:

a. Proposed use of site? Please state exactly and in detail what is intended to be done on, or with

the property.

Our program will accept referrals from the Department of Juvenile Justice for youths with a history of delinquent behaviors, substance abuse, elopement, physical and traumatic abuse, youth in need of counseling services, youth with a goal of independent living/and or adoption from the juvenile care system. Our program will focus on youths with behaviors displayed that are associated with a DSM IV diagnosis of depression, ADHD, conduct disorder, oppositional defiant disorder, and/or runaway youth. They may display behaviors such as defiance, disrespect, unexplained sadness or depression, hyperactivity, etc. We also accept Psychological Residential Treatment Facilities (PRTF) step down referrals.

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**Housing operation requirements for the facility are as follows:**

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  - 1<sup>st</sup> shift direct staff: 9:am to 8:pm
  - 2<sup>nd</sup> shift direct staff: 8:pm to 9:am
  - Program Director: 9am to 2:pm
  - HSP/Life Coach: 9:am to 4:pm (Monday to Friday)
- A minimum of two cars in the driveway on each shift and no more than 3 cars on each shift. The other car for the HPS or Director.
- Staffing will be provided by a Program director; a Human Service Profession/Life Coach and 2 full-time direct staff rotated every 12 hours.
- The home will also always have 24 hours security around the property.
- The facility will only have two cars on the property for each shift rotation. The director and direct staff on the day shift and the direct staff only on the 2<sup>nd</sup> shift. Direct staff will be rotated every 12 hours each day. All doctors' appointments or visits by the youths outside of the home will be done by the staff.
- The direct staff will act as house mothers for all the youths in the home.
- The director will work 25-35 hours per week
- The Life Coach/HSP will work 30-35 hours per week

b. What will be the hours and the days of the week during which the facility will be open?

**This facility will operate 24/7 each day including weekends and holidays. Direct Staff will have a 12-hour rotation shift coverage on a daily basis.**

c. How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.

**The facility will employ 4 staff members in total which will include two (2) direct staff, a director, and HSP/Life Coach to manage the operations.**

**The direct staff will work on 12-hour shift rotation and the Director will work Monday to Friday from 5 hours each day. The Life Coach will work a total of 30-35 hours per week.**

d. How many clients will be served by the facility, and what will be their ages?

**The facility will serve six (6) youths ages 10 years old to 17 years old**

e. Will you offer meals; and if so, when will they be offered?

**Yes: Meals will be offered as follows: Breakfast, lunch, dinner and two snacks.**

f. Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?

**No special program will be offered that will cause any type of vehicle congestion on the property. The youths will be taught daily life skills to help them cope with living by themselves after leaving the program. These skills will be taught internally by the entire staff at the home.**

#### **5. Duration of Special Use Permit?**

a. How long would you like the special use permit to last (for example: 3 years, 5 years, indefinitely, etc.)?

**We would like to have the special use permit indefinitely.**

#### **6. Tree Preservation and Replacement:**

a. Will any trees be damaged or cut down to accommodate renovation or new construction at the facility? If so, how will recompense for the trees be furnished?

**No trees will be removed from the property for this facility currently or anytime in the future.**

#### **7. Required Yards and Open Spaces:**

a. Will there be any additions to the existing facility structure, and if so, would they encroach into any required yard setbacks or required open space?

**No additional structure changes will be made to the property it will be used as is for this project.**

## STAFFING REQUIREMENTS FOR PROGRAM

The director may not rely on out of state staff to meet any of the staffing needs.

### Director

When providing services for the following R.B.W.O. programs and designations, Base Watchful Oversight (BWO), Additional Watchful Oversight (AWO), 2nd Chance, Maternity, Teen Development, Camp and Maximum Watchful Oversight (MWO), the provider must designate an individual responsible for its administrative services. Based on the qualifications outlined below, this individual assumes final responsibility for the provision and oversight of all essential tasks and services described in these standards.

- A Director must have a master's degree from an accredited college or university in the area of behavioral or social sciences, social work, childhood education, business or public administration or related field and two (2) years of paid work experience in the field of social services or human service delivery and at least one of which has been in an administrative or supervisory capacity; or a bachelor's degree from an accredited college or university in the same areas of study and four (4) years of paid work experience in a human services delivery capacity or a related field and at least two of which have been in an administrative or supervisory capacity.
- Ideally, the Director should not serve in any other capacity unless it is in an emergency situation (loss of an HSP, Life Coach, or Child Care Worker). If this occurs, the Director may act in the capacity of the HSP, Life Coach or Child Care Worker, for no longer than 90 days and must notify the Division of the situation and its plan to replace the staff. The director must meet the qualifications of an HSP or Life Coach in order to temporarily serve in this capacity.  
Note: Some directors were grandfathered in and may not meet the current qualifications for serving as an HSP or Life Coach.

*Note: Those who were not grandfathered in may be required to attend RBWO Foundations Classroom Components to gain basic knowledge of RBWO programming.*

## Human Services Professional

When providing services for the following programs and designations: Basic Watchful Oversight (BWO), Additional Watchful Oversight (AWO) and Maximum Watchful Oversight (MWO), Specialty Camps and Maternity Homes the provider must designate staff

OPM

### **RBWO Minimum Standards: FY 2022**

to assume the responsibilities of a Human Services Professional (HSP) to plan, provide, arrange, coordinate and document services to children and their families.

- The HSP is responsible for providing and/or coordinating services for no more than 16 children. If the HSP serves in a case management role for more than one agency, then the maximum shared case load cannot exceed 16 children.

The HSP must have a bachelor's degree from an accredited college or university in the area of behavioral or social sciences, social work, or psychology, childhood education and (2) years of paid work experience in the field of social services or human service delivery.

### **Role of Human Services Professional (HSP)**

- Responsible for ensuring that the educational, medical, emotional and social needs of the child are met.
- Responsible for providing and/or coordinating ancillary and social services for the child.

### **Child Care Workers**

The provider shall have designated Child Care Workers responsible for the daily care and supervision of children in the living unit. The Child Care Worker must be at least 21 years of age and possess at least a high school diploma or GED. New Child Care Workers must log at least 40 hours of work with the provider before working unsupervised with children.

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**DEKALB COUNTY GOVERNMENT  
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**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-23-1246460

Parcel I.D. #: 18 092 02 016

Address: 928 Fairwind CT

Stone Mountain, GA 30083

**WATER:**

Size of existing water main: 2 inch (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

**SEWER:**

Outfall Servicing Project: upper Snapfinger Creek

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

Water Treatment Facility: Snapfinger WWTP (x) adequate ( ) inadequate

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

**COMMENTS:**

Need for a sewer cap request depends on scope of work

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.5

SLUP-23-1246459

3401 Rainbow Drive

Amendment

- Review general comments.
- Septic installed on several surrounding properties. Strong possibility septic is present on this property. No records provide within this office.

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N.6

SLUP-23-1246460 / 18 09202 016

928 Fairwind Court

Amendment

- Review general comments.

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N.7

Z-23 - 1246461 / 18 267 01 004, 18 267 01 008 , 18 267 01 007

3355, 3375, and 3395 NE Expressway

Amendment

- Review general comments.

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N.8

CZ-23-1246462 / 009

3070 Clifton Springs 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.



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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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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-23-1246460 Parcel I.D. #: 18-092-02-016

Address: 928 Fairwind ct  
Stone Mountain  
Ga, 30083

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.

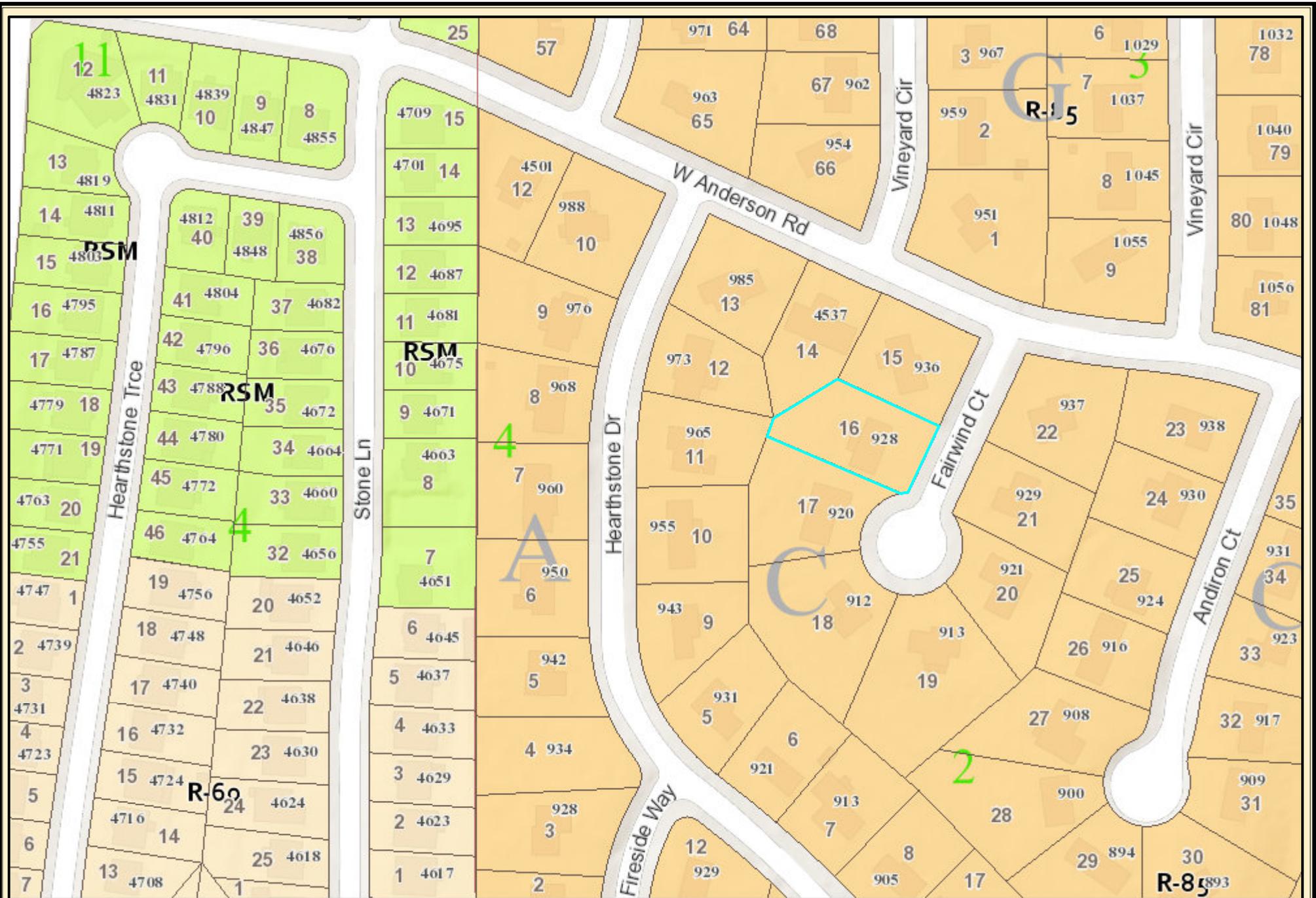
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula,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

Did not see any traffic engineering concerns
at this time.

Signature: Jerry White



# DeKalb County Parcel Map



Date Printed: 6/30/2023



### DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

# RE: Hearthstone Manor Concern



Brad Thisdale <BThisdale@accessmgt.com>

To Carter, Lucas J



Mon 10:12 PM

Hi Lucas. I wanted to send this message to you on behalf of the Hearthstone Manor HOA board in Stone Mountain. Can you convey this to the appropriate people in charge of approving this project? I appreciate this.

Our concerns are for the potential increase in crime, safety, increased foot traffic through the neighborhood, property value decline, and numerous juveniles cycling in and out of the group home.

Sadly, due to their circumstances, foster children in group homes have a lot of built-up anger and tend to have violent or criminal tendencies. More than half will face incarceration before the age of 26.

There is a well-documented correlation between foster care and crime. For example, close to one-fifth of the prison population in the US is comprised of former foster children (Bureau of Justice Statistics 2016) and about 70% of youth who exit foster care as legal adults are arrested at least once by age 26 (Courtney et al. 2011). Decades of research also show a positive association between foster care placement and criminality (Yang et al. 2017, 2021), and the media often cites a 'foster care-to-prison pipeline'.



Brad Thisdale  
Community Association Manager  
Access Management Group

D: 678.710.6209

O: 770.777.6890

F: 770.777.6907

[www.accessmgt.com](http://www.accessmgt.com)

[Click Here](#) to access the homeowner web portal

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