

Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): Commission District 04 Super District 07**

**Application of Dr. Claudette Spencer to rezone property from R-75 (Residential Medium Lot-75) zoning district To MR-1 (Medium Density Residential-1 zoning district to allow for an adult day care facility, at 911 Mountain View Drive.**

**PETITION NO: D1-2024-0626 Z-24-1246990**

**PROPOSED USE: Adult day care facility**

**LOCATION: 911 Mountain View Drive, Stone Mountain, GA 30083**

**PARCEL NO. : 18 091 03 035**

**INFO. CONTACT: John Reid, Sr. Planner**

**PHONE NUMBER: 404-371-4922**

**PURPOSE:**

Application of Dr. Claudette Spencer to rezone from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for an adult day care facility.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (October 2024) Approval. (June 2024) Approval with conditions.**

**PLANNING COMMISSION: (Nov. 7, 2024) Pending. (July 11, 2024) Full cycle deferral.**

**PLANNING STAFF: Approval.**

**STAFF ANALYSIS:** The proposed request is to rezone from R-75 (Residential Medium Lot-75) to MR-1 (Medium Density Residential-1) at 911 Mountain View Road in Stone Mountain, Georgia is necessary to permit the operation of an *Adult Day Care Center* within the existing building with the intention to operate during daylight hours, 9 AM to 6 PM, and will not provide overnight accommodation. The property includes three bathrooms (including a handicap-accessible shower), an office, a quiet room, a medication room, a large dining room, a television room, a laundry room, and a kitchen according to the application. Additionally, it features four entry points, two of which are handicap-accessible ramps equipped with alarms. The premises also includes a large rear patio, a covered deck for outdoor seating, and an acre of grassy open space. To the north and west, there are CRC (Commercial Redevelopment Corridor) uses, which include the C-1 (Local Commercial) and MR-1 (Medium-Density Residential-1) zoning districts. To the south, the property borders SUB (Suburban) land uses within the RSM (Residential Small Mix) district. Therefore, it appears that the proposed MR-1 zoning and Adult Day Care Center is compatible with surrounding land uses, and the proposed MR-1 zoning is consistent with the MR-1 zoning to the west. Additionally, the planned use aligns with the current infrastructure and has property frontage along a two-lane collector road. The existing house on the property has sufficient amenities to support the operations of an Adult Day Care Center without necessitating significant alterations or placing undue strain on local streets, transportation facilities, utilities, or schools. Additionally, the proposed Adult Day Care Center complies with the supplemental regulations of the Zoning Ordinance as outlined in Section 27-4.2.4 per the submitted survey which intends to install a sufficient turnaround on site and will be enforced as part of the permitting process. The proposed rezoning is consistent with the written policies in the comprehensive plan text. The property is designated as SUB (Suburban) and is adjacent to a CRC (Commercial Redevelopment Corridor)

district. This rezoning aligns with the comprehensive plan's goals to allow limited non-residential developments outside of existing stable single-family neighborhoods to meet the needs of surrounding residents (page 47, Mixed-Use and Non-Residential, 2050 Comprehensive Plan). There are no historical buildings, sites, districts, or archaeological resources in the vicinity that would be affected by the proposed rezoning. Additionally, there do not appear to be any existing or changing conditions affecting the use and development of the land. The development of an Adult Day Health Center may be supportive of the nearby and adjacent CRC Character Areas which calls for the redevelopment and revitalization of commercial corridors according to CRC development standards on page 37 of the *2050 Comprehensive Plan*. The development may meet the MR-1 (Medium Residential) zoning district requirements, which allows for residential uses and community services. This zoning category is more appropriate for the single-use proposal, as it does not require a mixture of land uses like the previously requested MU-1 district and provides a “transitional use” between the commercial (C-1) district to the north and surrounding residences to the east and south. The MR-1 designation aligns with the character of the surrounding area and provides a better fit for the site's intended use. Additionally, any discrepancies with dimensional requirements may be addressed during the Land Disturbance Permit (LDP) process, as the applicant intends to install a driveway. This updated zoning request also alleviates the need for a transitional buffer, which would have required variances under the previous MU-1 zoning request. While the proposed rezoning fits within the existing neighborhood context and infrastructure and aligns with the objectives of the 2050 Comprehensive Plan, it is better suited to the MR-1 (Medium Residential) zoning district, as it no longer requires a mixture of land uses like the previously requested MU-1 district. The applicant’s updated request aligns more closely with the residential focus of the MR-1 district. Any remaining discrepancies with dimensional requirements, such as parking or building setbacks, may be addressed during the Land Disturbance Permit (LDP) process as the applicant intends to install a driveway. Therefore, upon review of Section 4.2.4 (Adult Day Care Center Supplemental Regulations) and Section 7.3.5 of the Zoning Ordinance, staff recommends “*Approval*” of the rezoning request.

**PLANNING COMMISSION VOTE: (Nov. 21, 2024) Pending. (July 11, 2024) Full cycle deferral 6-0-0.** LaSonya Osler moved, Jana Johnson seconded for a full cycle deferral to the September 2024 zoning agenda.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (October 2024) Approval 11-0-0. (June 2024) Approval (10-0-0)** with the following conditions: 1) The use be restricted to an adult day care only; 2) The deciduous tree(s) in the front of the property be saved.

**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: November 7, 2024**

**Board of Commissioners Hearing Date: November 21, 2024**

**STAFF ANALYSIS**

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

**Staff Recommendation: APPROVAL**

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

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

To the north and west, there are CRC (Commercial Redevelopment Corridor) uses, which include the C-1 (Local Commercial) and MR-1 (Medium-Density Residential-1) zoning districts. To the south, the property borders SUB (Suburban) land uses within the RSM (Residential Small Mix) district. Therefore, it appears that the proposed MR-1 zoning and Adult Day Care Center is compatible with surrounding land uses, and the proposed MR-1 zoning is consistent with the MR-1 zoning to the west. Additionally, the planned use

aligns with the current infrastructure and has property frontage along a two-lane collector road. The existing house on the property has sufficient amenities to support the operations of an Adult Day Care Center without necessitating significant alterations or placing undue strain on local streets, transportation facilities, utilities, or schools. Additionally, the proposed Adult Day Care Center complies with the supplemental regulations of the Zoning Ordinance as outlined in Section 27-4.2.4 per the submitted survey which intends to install a sufficient turnaround on site and will be enforced as part of the permitting process.

The proposed rezoning is consistent with the written policies in the comprehensive plan text. The property is designated as SUB (Suburban) and is adjacent to a CRC (Commercial Redevelopment Corridor) district. This rezoning aligns with the comprehensive plan's goals to allow limited non-residential developments outside of existing stable single-family neighborhoods to meet the needs of surrounding residents (page 47, Mixed-Use and Non-Residential, 2050 Comprehensive Plan). There are no historical buildings, sites, districts, or archaeological resources in the vicinity that would be affected by the proposed rezoning. Additionally, there do not appear to be any existing or changing conditions affecting the use and development of the land. The development of an Adult Day Health Center may be supportive of the nearby and adjacent CRC Character Areas which calls for the redevelopment and revitalization of commercial corridors according to CRC development standards on page 37 of the *2050 Comprehensive Plan*.

The development may meet the MR-1 (Medium Residential) zoning district requirements, which allows for residential uses and community services. This zoning category is more appropriate for the single-use proposal, as it does not require a mixture of land uses like the previously requested MU-1 district and provides a “transitional use” between the commercial (C-1) district to the north and surrounding residences to the east and south. The MR-1 designation aligns with the character of the surrounding area and provides a better fit for the site's intended use. Additionally, any discrepancies with dimensional requirements may be addressed during the Land Disturbance Permit (LDP) process, as the applicant intends to install a driveway. This updated zoning request also alleviates the need for a transitional buffer, which would have required variances under the previous MU-1 zoning request.

While the proposed rezoning fits within the existing neighborhood context and infrastructure and aligns with the objectives of the 2050 Comprehensive Plan, it is better suited to the MR-1 (Medium Residential) zoning district, as it no longer requires a mixture of land uses like the previously requested MU-1 district. The applicant’s updated request aligns more closely with the residential focus of the MR-1 district. Any remaining discrepancies with dimensional requirements, such as parking or building setbacks, may be addressed during the Land Disturbance Permit (LDP) process as the applicant intends to install a driveway. Therefore, upon review of Section 4.2.4 (Adult Day Care Center Supplemental Regulations) and Section 7.3.5 of the Zoning Ordinance, staff recommends approval of the rezoning request.

## ZONING COMMENTS – JUNE 2024

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

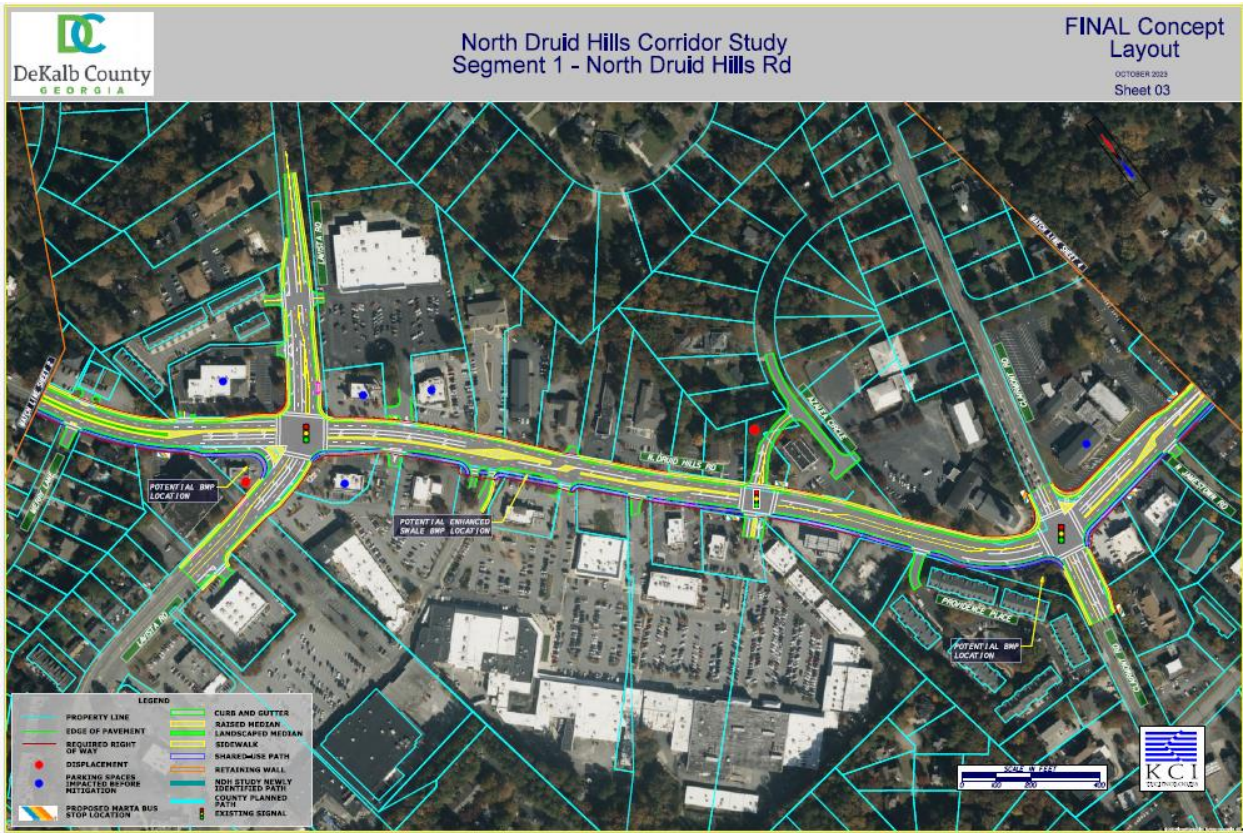
**N2. 498 Crestwood Ct:** No comment.

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

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

**N5. No comment**

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



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

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

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



6/14/2024

To: LaSondra H. Hill  
From: Ryan Cira, Environmental Health Director  
Cc: Alan Gaines, Deputy Director  
Re: Rezone Application Review

**General Comments:**

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

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

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

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

This office must approve any proposed food service operation or swimming pool prior to starting construction.

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

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

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

**DeKalb Public Health**

445 Winn Way – Box 987

Decatur, GA 30031

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)





N.1 - 2024-0626

Z-24-1246990/ 18 091 03 035

911 Mountain View Road, Stone Mountain, GA 30083

Amendment

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

N.2 - 2024-0628

SLUP-24-1246990 18 026 04 039

498 Crestwood Court, Lithonia, GA 30058

Amendment

- Please review general comments.

N.3 - 2024-0629

CZ-24-1246996 16 068 02 018

6061 Redan Road, Lithonia, GA 30058

Amendment

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

N.4 - 2024-0630

Z-24-1246999 16 189 01 003

1422 Rock Chapel Road, Lithonia, GA 30058

Amendment

- Please review general comments.

**DeKalb Public Health**  
445 Winn Way – Box 987  
Decatur, GA 30031  
404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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

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

*Andrew for DeKalb Co.*

### DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

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

- **Storm Water Management**

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

- **Flood Hazard Area/Wetlands**

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

- **Landscaping/Tree Preservation**

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

- **Tributary Buffer**

State water buffer was not reflected in the DeKalb County G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

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

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

Size of existing water main: \_\_\_\_\_ (adequate/inadequate)

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

\_\_\_\_\_

**SEWER:**

Outfall Servicing Project: \_\_\_\_\_

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

Water Treatment Facility: \_\_\_\_\_ adequate \_\_\_\_\_ inadequate \_\_\_\_\_

Sewage Capacity: \_\_\_\_\_ (MGPD) Current Flow: \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Signature: \_\_\_\_\_



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

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

Adjacent Roadway (s):

Memorial Dr. Mountain View Dr.

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<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:

No traffic engineering concerns at this time.

Signature: \_\_\_\_\_

*(Handwritten Signature)*



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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

**REZONE  
COMMENTS FORM:**

**PUBLIC WORKS ROAD AND DRAINAGE**

Case No.: \_\_\_\_\_ Parcel I.D. #: \_\_\_\_\_

Address: \_\_\_\_\_

Drainage Basin: \_\_\_\_\_

Upstream Drainage Area: \_\_\_\_\_

Percent of Property in 100-Year Floodplain: \_\_\_\_\_

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

Required detention facility(s): \_\_\_\_\_

**COMMENTS:**

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Signature: Akin A. Akinsola



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

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

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Applicant Name: \_\_\_\_\_

Applicant E-Mail Address: \_\_\_\_\_

Applicant Mailing Address: \_\_\_\_\_

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Applicant Daytime Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

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Owner Name: \_\_\_\_\_

If more than one owner, attach list of owners.

Owner Mailing Address: \_\_\_\_\_

Owner Daytime Phone: \_\_\_\_\_

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Address of Subject Property: \_\_\_\_\_

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Parcel ID#: \_\_\_\_\_

Acreage: \_\_\_\_\_

Commission District: \_\_\_\_\_

Present Zoning District(s): \_\_\_\_\_

Proposed Zoning District: \_\_\_\_\_

Present Land Use Designation: \_\_\_\_\_

Proposed Land Use Designation (if applicable): \_\_\_\_\_



DeKalb County  
GEORGIA

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

Chief Executive Officer  
Michael Thurmond

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director  
Cedric Hudson

**PRE-APPLICATION FORM**  
**REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE**  
**(Required prior to filing application: signed copy of this form must be submitted at filing)**

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

Property Address: 911 Mountain View Drive, Stone Mountain 30083

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

Existing Use: \_\_\_\_\_ Proposed Use: PCH for up to 6.

Supplemental Regs: \_\_\_\_\_ Overlay District: No DRI: \_\_\_\_\_

Rezoning: Yes \_\_\_\_\_ No \_\_\_\_\_

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

Rezoning Request: Possible rezone, if more than 6.

Land Use Plan Amendment: Yes \_\_\_\_\_ No X

Existing Land Use: SUB Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

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

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

**Major Modification:**

Existing Case Number(s): N/A

Condition(s) to be modified:

None





**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

Pre-submittal Community Meeting:  Review Calendar Dates:  PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

**Review of Site Plan**

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
Perimeter Landscape Strip: \_\_\_\_\_  
Possible Variances: \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

**FILING FEES**

<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

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

Chief Executive Officer  
Michael Thurmond

Interim Director  
Cedric Hudson

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

**EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER**

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

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

## Attendance at community meeting

Karen Goss – Voted in favor of rezoning

Victoria Webb

Rhonda Lanier – voted in favor of rezoning

Wendell Love

Dr Tyra Paytes

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

Hi Caring Hands United,

Your cloud recording is now available.

Topic: Caring Hands United's Zoom Meeting

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

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

Passcode: aQHQ6l&5

Thank you,  
-The Zoom Team

Meeting start time: 6:05pm

Meeting adjourned: 6:55pm

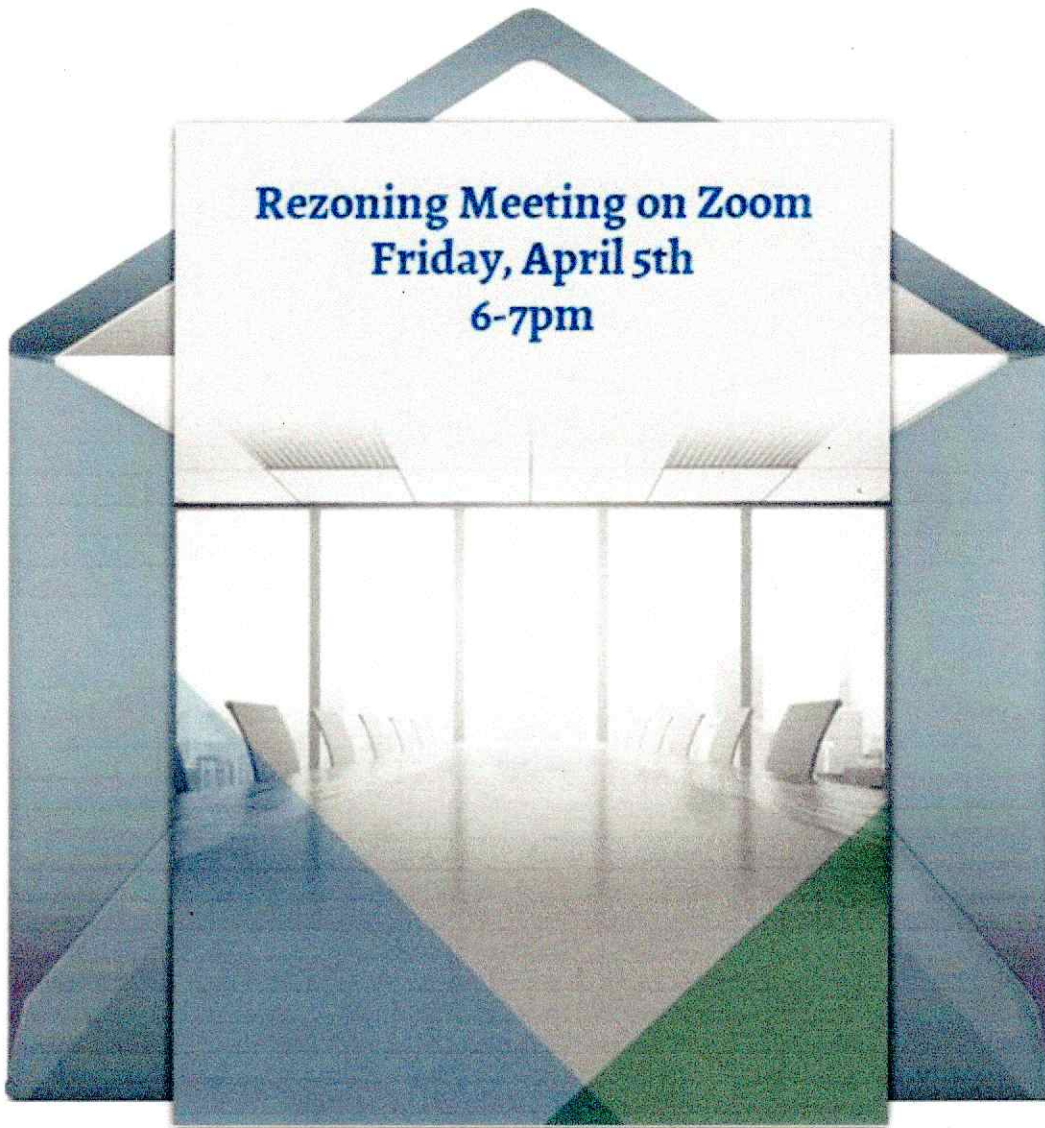
Host: Dr. Claudette Spencer

# Neighbors invited

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

## CONT.

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



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

Dear Property Owner:

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

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet or cell phone, with or without video. If you are unable to make it, but would like to learn more, please contact Carmella at the number listed or email her at [carmella@caringhandsunited.com](mailto:carmella@caringhandsunited.com) to request an emailed summary of the meeting.

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

Meeting Id: 899 9162 8964

Passcode: 748838

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

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

-  
Dr. Claudette Spencer

Administrator

Adult Day Health Division

Caring Hands United Inc.

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



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

FORMAT TEST

Yahoo/Inbox ☆



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

Fri, Mar 29 at 10:29 PM ☆

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

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

Dear Property Owner:

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

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you cannot attend the meeting but would like to learn more, please contact our administrator at the number listed or email Carmella at [carmellaw@caringhandsunited.com](mailto:carmellaw@caringhandsunited.com) to request an emailed summary of the meeting.

You are invited to a Zoom Meeting

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

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

The Zoom meeting information is below:

Join Zoom Meeting  
<https://us06web.zoom.us/j/89991628964?pwd=uPPjAhv6uMn14Yckd0B1tPCRkgC4dL.1>

Meeting ID: 899 9162 8964

Passcode: 748838

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



**Carmella Mouzon** Q

[mzmouzon@gmail.com](mailto:mzmouzon@gmail.com)  
 + Add to contacts

Follow-up email





## LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

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

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

**AUTHORIZATION**

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

Date: 4/15/24

TO WHOM IT MAY CONCERN:

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

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

Claudette Spencer  
Name of Agent or Representative

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



Angela Swygert  
Notary Public  
My Commission Expires June 22, 2026

Carol Mouzon  
Notary Public

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

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

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

Wallace Mouzon  
Owner

Carol Mouzon  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner



**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

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

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

Yes \_\_\_\_\_ No X \*

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

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

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

*[Handwritten signature]*

Notary

*[Handwritten signature]*

*[Handwritten signature]*

Signature of Applicant /Date

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

*[Handwritten signature]*

My Commission Expires June 22, 2026

Expiration Date/ Seal



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

### **C. 1 Letter of application and impact analysis**

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

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

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

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

### **C. 2 Impact analysis**

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

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

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

SinglePoint Services

1620 South Broad Street, Suite B, Monroe GA 30656

April 11, 2024

Carol Mouzon  
911 Mountainview Dr  
Stone Mountain, GA 30083

Submitted via Email to: camouzon@gmail.com

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

Ms. Spencer:

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

#### SCOPE OF SERVICES

Boundary Retracement Survey in accordance with Georgia Law

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

#### ASSUMPTIONS/REQUIREMENTS:

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

**COMPENSATION AND SCHEDULE**

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


**DELIVERABLES**

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

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

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

Respectfully submitted,



Josh W. Trawick, PLS, PE

Director of Land Surveying & Engineering Services

[jtrawick@singlepointag.com](mailto:jtrawick@singlepointag.com)

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

By: \_\_\_\_\_ Date: \_\_\_\_\_

(Print or Type Name)

\_\_\_\_\_

(Signature)

# 911 MOUNTAIN VIEW RD STONE MOUNTAIN, GA

## FRONT VIEW



Existing Driveway

Remove  
Remove  
Remove

Driveway to be installed

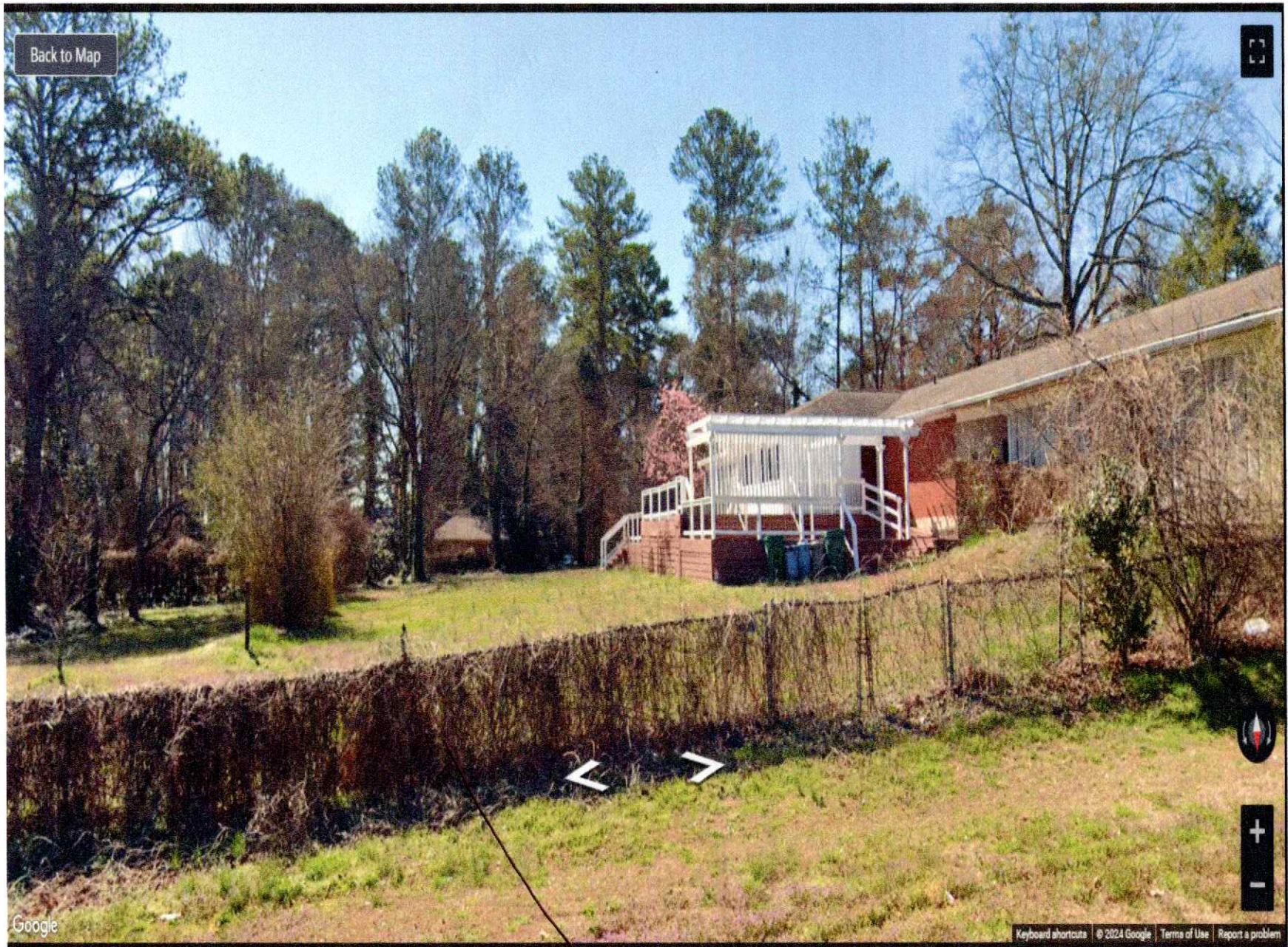
12ft wire

Traffic Exit

Traffic Entry

Architectural Drawings in Progress

911 MOUNTAIN VIEW RD STONE MOUNTAIN GA  
REAR VIEW



→ Fence to be replaced in rear of house



**From:** [Claudette Spencer](#)  
**To:** [Bragg, Rachel L.](#)  
**Subject:** Re: 911 Mountain View - Next Steps Followup  
**Date:** Thursday, September 12, 2024 12:19:16 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)

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Hello Ms Bragg,

I have met with Mr Lucas and we have discussed changing to MR-1 zoning to better meet our needs. I need to know if there is any other paperwork that is required to convey this request to the community council, (as you mentioned) before September 16th.

Dr. Spencer

On Thursday, September 12, 2024 at 11:51:54 AM EDT, Bragg, Rachel L. <[rlbragg@dekalbcountyga.gov](mailto:rlbragg@dekalbcountyga.gov)> wrote:

Good afternoon,

Lucas is out of the office for a few days, so I'm following up on your rezoning application. We need to know which zoning district you will be applying to rezone to by **Monday, September 16** in order to fulfil the state-required advertising for your application. If we do not receive this information, we may have to defer your application another two months.

I understand you discussed MR-2 with Lucas, C-1, OI and NS are other zoning district that also may be appropriate for your intended use. I hope you have had the opportunity to discuss your options and make a determination.



Please let us know if you have any questions and thank you,



Government Services Center  
178 Sams Street  
Decatur, GA 30030

**Rachel L. Bragg**

**Zoning Administrator (she/her)**  
Planning & Sustainability Department  
Current Planning Division

 [rlbragg@dekalbcountyga.gov](mailto:rlbragg@dekalbcountyga.gov)  
 470.371.1494



[DeKalbCountyGa.gov/planning](https://DeKalbCountyGa.gov/planning)

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**From:** Carter, Lucas J  
**Sent:** Friday, August 30, 2024 12:42 PM  
**To:** Claudette Spencer <[croxspencer@yahoo.com](mailto:croxspencer@yahoo.com)>

**#1 New location for driveway at 911 Mountain View Rd**



#2 New location for driveway at 911 Mountain View Rd



**#3 New location for driveway at 911 Mountain View Rd**



THIS BLOCK RESERVED FOR  
THE CLERK OF SUPERIOR COURT



**GENERAL NOTES**

1. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED UTILIZED PRIMARILY GPS OBSERVATIONS. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S7 TOTAL STATION.
2. A JAVAD TRIUMPH-1M BASE STATION AND JAVAD TRIUMPH-LS ROVER DUAL FREQUENCY GNSS RTK SYSTEM WAS USED IN THE COLLECTION OF PLANIMETRIC DATA FOR THIS SURVEY. THE OBSERVED RELATIVE POSITIONAL TOLERANCE WAS 0.078'. RELATIVE POSITIONAL TOLERANCE WAS CALCULATED AT 95% CONFIDENCE LEVEL BASED ON 2-SIGMA STATISTICAL VALUE OF OBSERVATION RESIDUALS.
3. THE BASIS OF BEARING FOR THIS PLAT IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE (NAD 83). ALL DISTANCES SHOWN HEREON ARE GROUND (NOT GRID) DISTANCES.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 999,163 FEET.
5. IRON PINS SET (IPS) ARE 1/2" REBAR WITH A PLASTIC CAP MARKED "SINGLEPNT LSF001341". SURVEY NAILS SET (NS) ARE MAGNETIC NAILS WITH A WASHER MARKED "SINGLEPOINT LSF001341". ALL OTHER MONUMENTATION CALLED FOR HEREON WAS FOUND IN PLACE.
6. SURVEYORS, WITHIN THE CONTEXT OF THE PROFESSION, ARE NOT EXPERTS IN THE MATTERS OF TITLE AND EASEMENT RESEARCH, UNDERGROUND UTILITY LOCATION, WETLAND IDENTIFICATION, HISTORICAL OR CULTURAL RESOURCE IDENTIFICATION, AND OTHER SPECIALIZED TRADES. EXCEPTION IS TAKEN TO ANY SUCH MATTER WHICH MAY OR MAY NOT AFFECT THIS PROPERTY.
7. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. EASEMENTS, ENCUMBRANCES, RIGHTS OF WAY MAY EXIST WHICH ARE NOT SHOWN HEREON AND OTHERWISE UNKNOWN TO THE SURVEYOR. EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST.

**SURVEYOR'S CERTIFICATION - STATE OF GEORGIA**

THIS SURVEY IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCEL OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*Josh W. Trawick*  
JOSH W. TRAWICK, GEORGIA PLS. NO. 2974

5/8/2024  
DATE

**LEGEND**

- N/F NOW OR FORMERLY
- DB DEED BOOK
- PG PAGE
- C&G CURB & GUTTER
- R/W RIGHT OF WAY LINE
- P PROPERTY LINE
- CMF CONCRETE MONUMENT FOUND
- IPS IRON PIN SET
- NS NAIL SET
- UTILITY POLE
- POWER EQUIPMENT
- WATER METER
- WATER VALVE
- GAS METER
- MAIL BOX
- FIRE HYDRANT
- CATCH BASIN
- OVERHEAD UTILITY LINE



**SinglePoint**

SinglePoint Services  
1620 South Broad Street, Suite B  
Monroe, GA 30656  
Phone: 678-551-4138  
Email: JTrawick@SinglePointAG.com  
Georgia LSF 001341, PEF 007748



**BOUNDARY RETRACEMENT SURVEY FOR**

**CARING HANDS UNITED**

LOCATED IN  
LAND LOT 91, 18TH DISTRICT, DEKALB COUNTY, GEORGIA

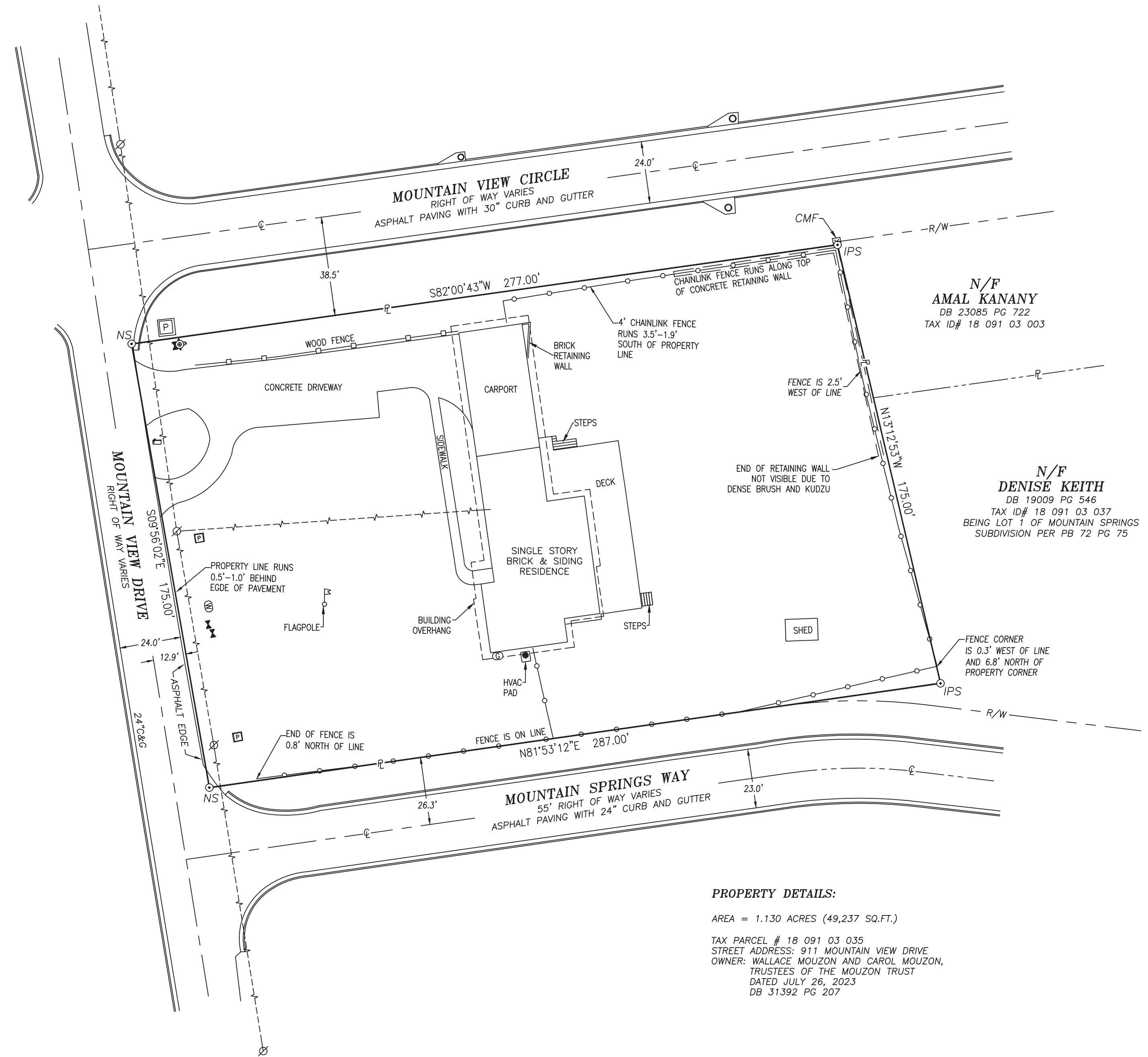
**REVISIONS**

FIELD DATE:	4/22/2024
PLAT DATE:	5/8/2024
FILE:	BDRY Caring Hands.dwg
DRAWN:	AWH
CHECKED:	JWT

**PROPERTY DETAILS:**

AREA = 1.130 ACRES (49,237 SQ.FT.)

TAX PARCEL # 18 091 03 035  
STREET ADDRESS: 911 MOUNTAIN VIEW DRIVE  
OWNER: WALLACE MOUZON AND CAROL MOUZON,  
TRUSTEES OF THE MOUZON TRUST  
DATED JULY 26, 2023  
DB 31392 PG 207



N/F  
**AMAL KANANY**  
DB 23085 PG 722  
TAX ID# 18 091 03 003

N/F  
**DENISE KEITH**  
DB 19009 PG 546  
TAX ID# 18 091 03 037  
BEING LOT 1 OF MOUNTAIN SPRINGS  
SUBDIVISION PER PB 72 PG 75

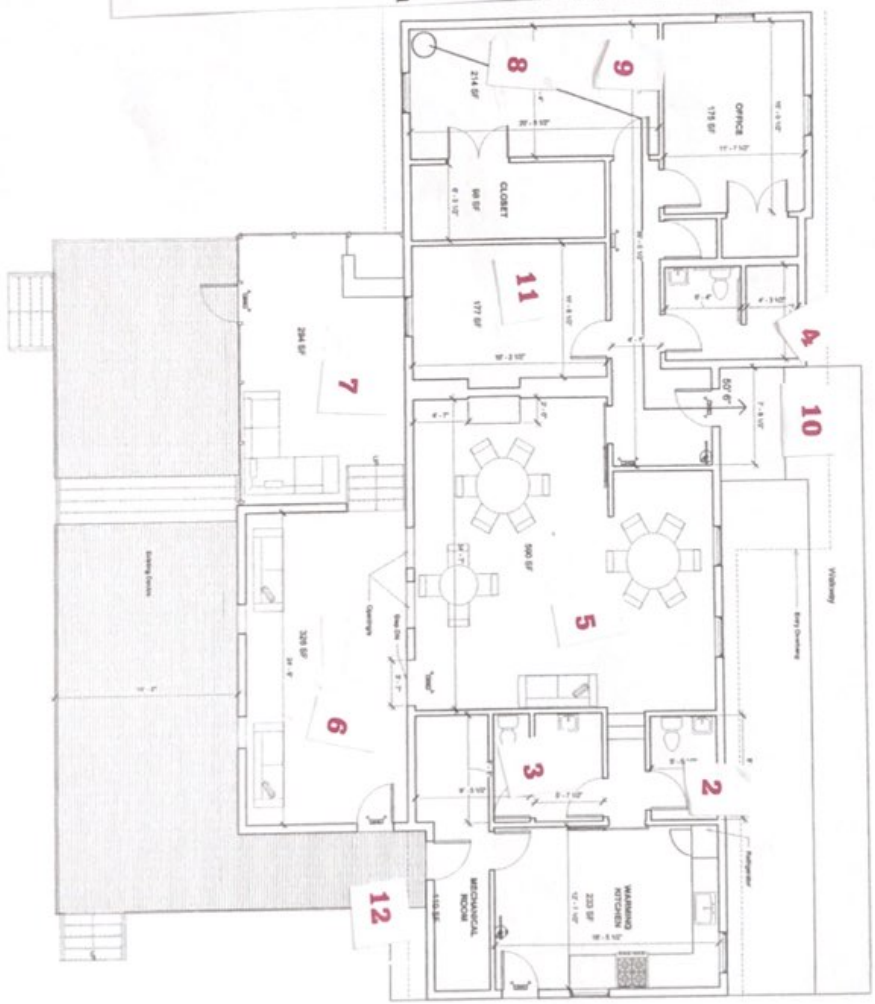
Notes to the Owner:

1. All dimensions are in feet and inches.
2. All areas are shown in plan view.
3. All areas are shown in plan view.
4. All areas are shown in plan view.
5. All areas are shown in plan view.
6. All areas are shown in plan view.
7. All areas are shown in plan view.
8. All areas are shown in plan view.
9. All areas are shown in plan view.
10. All areas are shown in plan view.
11. All areas are shown in plan view.
12. All areas are shown in plan view.

### Floor Plan Legend

- 1- Covered Patio Area
- 2- Bathroom #1
- 3- Bathroom #2
- 4- Bathroom #3
- 5- Dining Room/ Exercise Room
- 6- TV Lounge
- 7- Crafts Station
- 8- Medication Room
- 9- Snooze Lounge
- 10- Reception Area
- 11- Book Club
- 12- Wheelchair Ramp

Smoke Detector  
 Fire Alarm Indicator  
 Manual Pull Station Indicator  
 Exit Sign  
 Exit Sign  
 Emergency Lighting  
 Fire Extinguisher  
 Common Room  
 Main N. Entrance



① Life Safety Pit

Revised for Construction 03/20/2015



Architect  
 License No.  
 State of

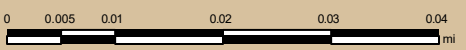
9111 Mountain View  
 Stone Mountain, GA  
 30083

Life Safety Pit

A102



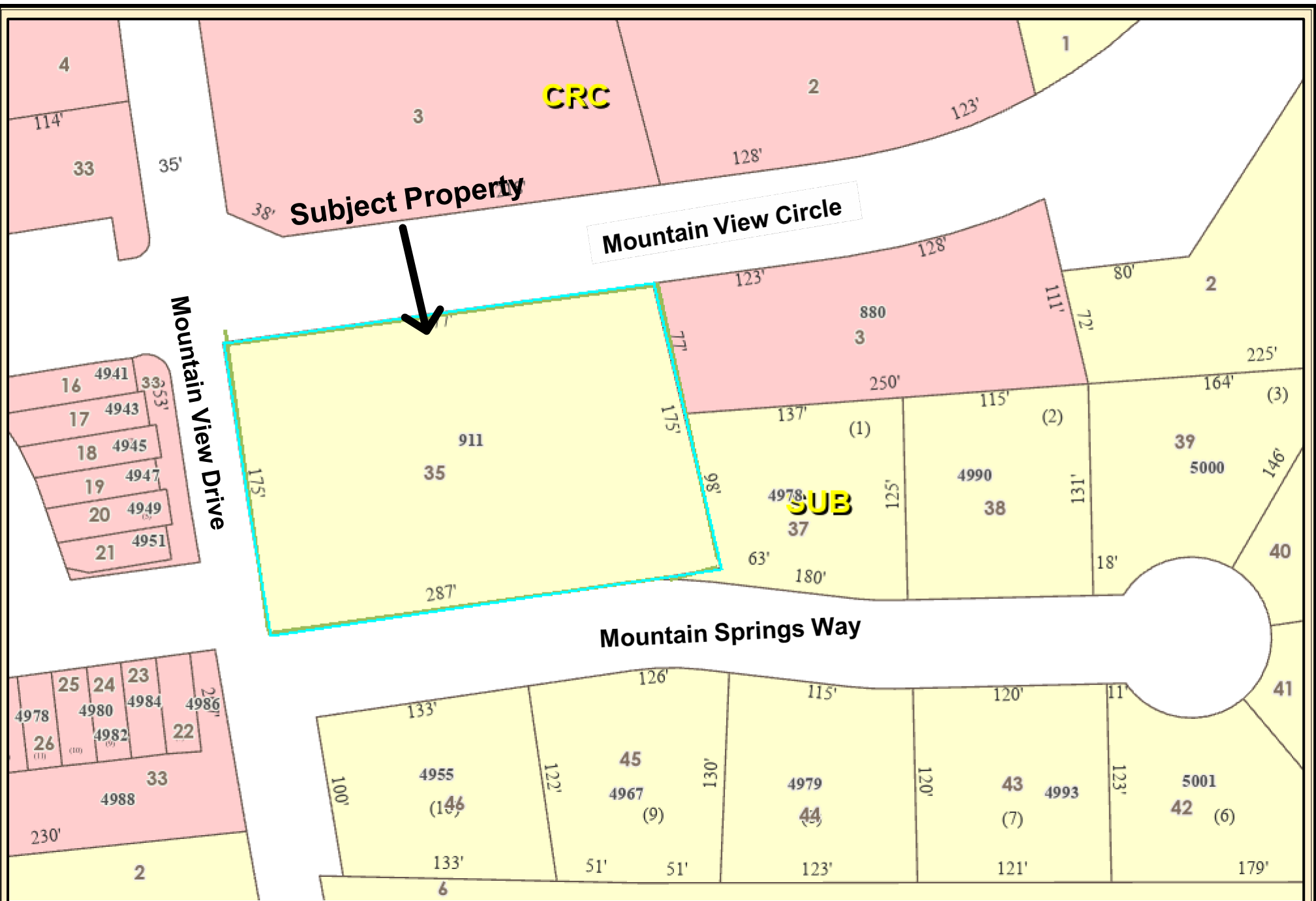
# DeKalb County Parcel Map



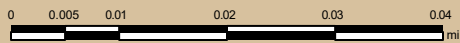
Date Printed: 5/21/2024



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# DeKalb County Parcel Map



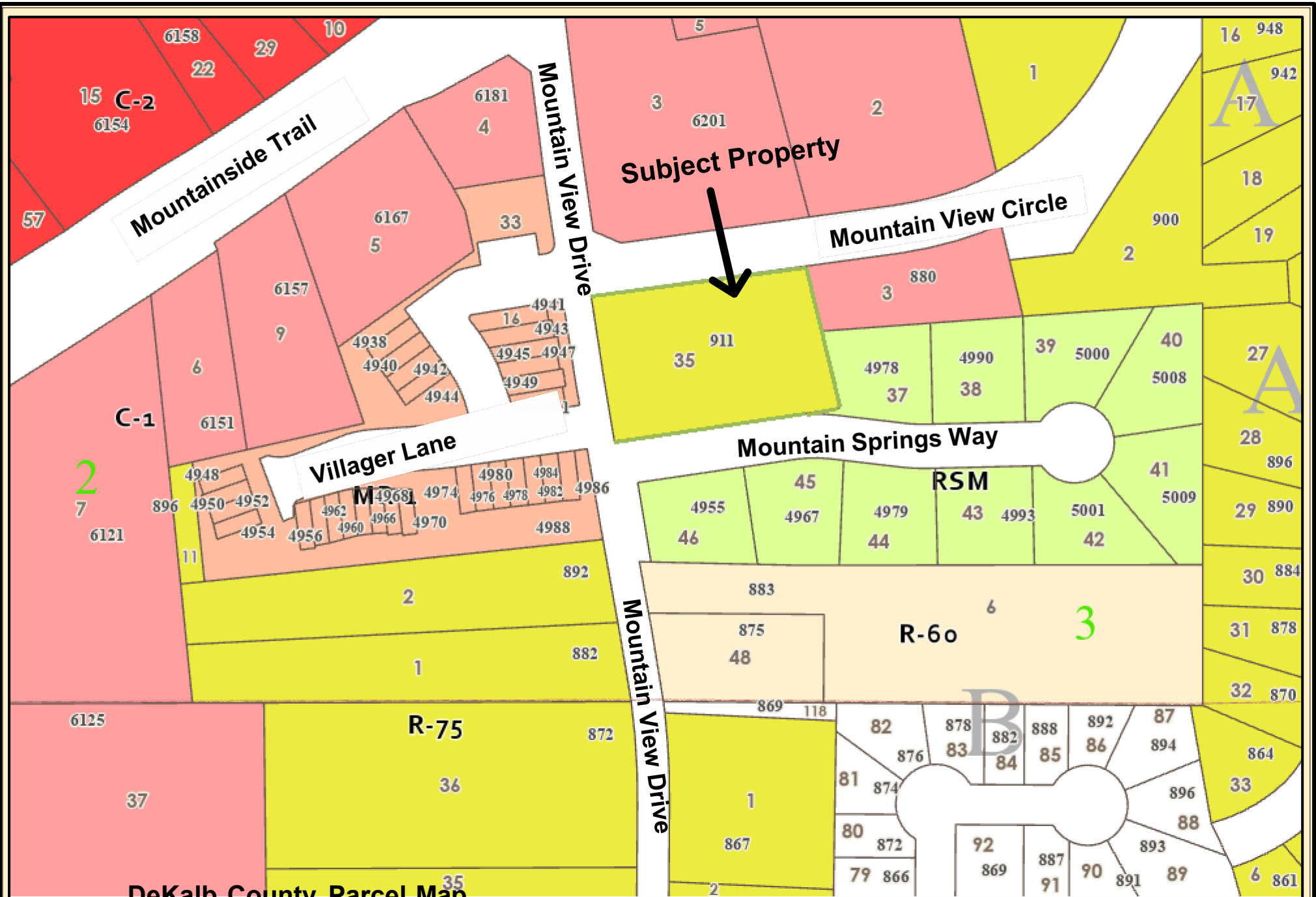
Date Printed: 5/21/2024



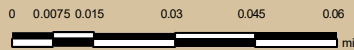
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# DeKalb County Parcel Map



Date Printed: 5/21/2024



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