



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____

Application No: _____

APPLICANT NAME: Sterling Social Services LLC

Daytime Phone: .404.725.6367

E-Mail: sterlingsvc@outlook.com

Mailing Address: 4487 Mitchells Ridge Drive, Ellenwood, Georgia 30034

Owner Name: Glennis Jackson and Cassandra Davis

(If more than one owner, attach contact information for each owner)

Daytime Phone: 404.725.6367 / 678.548.4674

E-Mail: sterlingsvc@outlook.com

Mailing Address: 4487 Mitchells Ridge Drive Ellenwood, Georgia 30034

SUBJECT PROPERTY ADDRESS OR LOCATION: 3195 Kelley Chapel Road, Decatur, Georgia, DeKalb County, GA 30034

Parcel ID: 15 094 07 023 Acreage or Square Feet: 2343

Commission Districts: 3

Existing Zoning: Residential Single Family

Proposed Special Land Use (SLUP): Personal Care Home

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

Owner: X Agent: _____ Signature of Applicant: Glennis Jackson and Cassandra Davis

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 for appointment. September 9, 2024
- 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; October 14, 2024
 - 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.
 - X 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.
 - X 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).
 - N/A 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

IMG_2571.jpeg

JPEG - 3 MB



September 23, 2024

Dear Property Owner,

We are planning to apply for a DeKalb County Special Land Use Permit for 3195 Kelley Chapel Road, Decatur, Georgia 30034 as a personal care home. Find out more about this project, ask questions, and voice your opinion at the following community meeting:

<https://us04web.zoom.us/j/050866484?pwd=p007aidkP2WxcmYnabRyJAOghaXa3L1>

Date: Oct 14, 2024 05:30 PM Eastern Time US and Canada

Meeting ID: 740 5086 6484

Passcode: zAtujc2

If you have any questions about the meeting, please call 404.725.6367 or 404.725.6397 or e-mail: sterlingsvc@outlook.com. We look forward to seeing you at the meeting.

Sincerely,
Sterling Social Services, LLC



Sterling Social Services, LLC

Notice of Special Land Use Permit Application Community Meeting



Sterling Social Services, LLC
4487 Mitchell's Ridge Drive
Ellenwood, GA 30294

DOVE INGRID B
4139 CASA LOMA DR
DECATUR, GA 30034



Pictures of mailed letter



Glennis Jackson



To: Glennis Jackson

Thu 10/17/2024 2:48 AM





Sterling Social Services, LLC

**Notice of Special Land Use Permit
Application Community Meeting**

September 23, 2024

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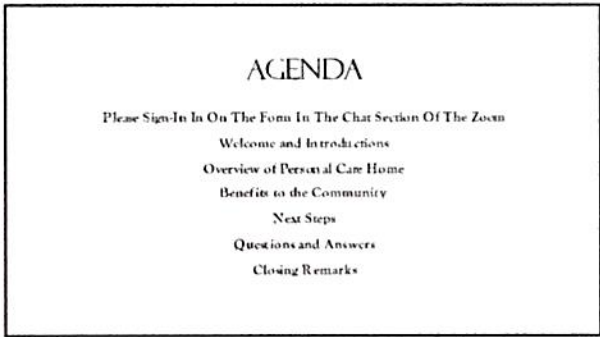
Meeting ID: 740 5086 6484

Passcode :zAujc2

If you have any questions about the meeting, please call 404.725.6367 or 678.643.4397 or e-mail: sterlingsvc@outlook.com. We look forward to seeing you there!

Sincerely,

Sterling Social Services LLC



PURPOSE

- The purpose of this meeting is to discuss the usage of 105 Kelly Chapel Road as a personal care home.
- This particular area/home was chosen because of the need for stability in the lives of the children we serve.
- The Water Chapel community has been a stable community for many years and the type of community our children can benefit from. This is evident from the school performance in the area to the overall community involvement.
- Also, it should be beneficial in monitoring the people living in the home helping to add security to the neighborhood and ensuring there is not a continuous turnover of residents from moving.

PURPOSE CONT'D

- The personal care home will house 6 youth ranging from 12-18 years of age.
- The personal care home will operate 24 hours a day 365 days of the year.
- The youth will be supervised around the clock.
- The personal care home will have 56 employees to ensure that supervision of children is done 24 hours.

MISSION

- THE MISSION OF STERLING SOCIAL LLC SERVICES IS TO PROVIDE SUPPORT TO TEENS AND ADOLESCENTS AND INNOVATIVE SERVICES FOR PEOPLE IN NEED FOR FAMILIAL SUPPORT (FAMILY CARE).
- WE WANT TO PROVIDE SERVICES IN A SAFE ENVIRONMENT FOR A GROWING DEMOGRAPHIC.

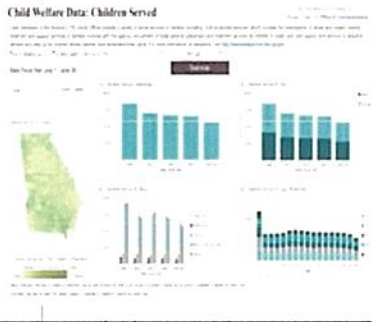
WHAT THIS PERSONAL CARE HOME WILL PROVIDE

- **Support for All Risk Levels** Many youth people from the most vulnerable backgrounds in the state will receive the opportunity to attend residential treatment in order to help them manage their mental health.
- **Mental Health Services** Many youth in Georgia have mental health challenges. This program will provide access to care and the resources needed to help them people address their mental health concerns.
- **Educational Opportunities** Many youth face academic and career challenges. Residential treatment offers a safe and supportive environment for them to address these challenges, so they can return to school.
- **Life Skills Development** This program will help youth learn essential life skills such as budgeting, cooking, and job interview preparation, which are necessary for successful re-entry.
- **Individualized Therapeutic Services** Each youth will receive individualized treatment plans, including individual therapy, group therapy, and family therapy, to address their specific needs.
- **Family Support and Engagement** Family support is a key component of long-term success. The program will include family therapy and support groups to help families understand and support their child's treatment and recovery.
- **Community Reintegration** After completing residential treatment, youth will receive services and support to help them reintegrate into their communities, including job training, housing assistance, and mentorship programs.
- **Prevention of Future Admissions** By providing comprehensive treatment and support, the program aims to reduce the likelihood of future hospital admissions.

STATISTICAL DATA TO SUPPORT PERSONAL CARE HOME

- Compared to peers who have not been in the foster care system, many of these transitioning youth experience lower levels of academic achievement and employment rates, increased dependency on public assistance, and increased rates of poverty. Subsequently, inadequate housing and homelessness rates are also higher.
- In Georgia, this results in disheartening statistics for young people who have experience foster care, according to research compiled by [The Annie E. Casey Foundation's Rebuilding Youth](#).
- 23% are uninsured
- 41% are incarcerated
- 37% are unemployed
- 35% lack stable housing

STATISTICS CONTD



BENEFITS OF PERSONAL CARE HOME

- THE PERSONAL CARE WOULD CREATE JOB OPPORTUNITIES AND ADDITIONAL REVENUE IN THE AREA
- THE RESIDENCE WOULD REMAIN STABLE
- THE PERSONAL CARE HOME WILL BE MONITORED BY THE GEORGIA DEPARTMENT OF COMMUNITY HEALTH AND THE DEPARTMENT OF FAMILY AND CHILDREN SERVICES (MONTHLY)

NEXT STEPS/CLOSING REMARKS

- We are slated to be open by March-April
- By the end of November the signage for special use permit will be posted in the yard.

QUESTIONS AND ANSWERS

Sterling Social Services

Community Meeting October 14, 2024 Sign-In Sheets

Name

9 Responses- 1 Empty

Data	Responses
George Davis	1
Salem Jackson	1
NB	1
Ralph	1
George Williams	1
Ella Green	1
Troy Jackson	1
Christopher Mostiller	1
Other entries	1

Email

5 Responses- 5 Empty

Data	Responses
gwdavis02@gmail.com	1
salemjackson@gmail.com	1
troy.jackson14@yahoo.com	1
christopher.mostiller@gmail.com	1
linda_L_brown@comcast.net	1

Date

10 Responses

Data	Responses
10-14-2024 05:30 PM	8
10-14-2024 07:32 PM	1
10-14-2024 05:47 PM	1

Phone Number

2 Responses- 8 Empty

Data	Responses
(770) 329-5093	1
(678) 478-2522	1

Sterling Social Services
4487 Mitchell's Ridge Drive
Ellenwood, Georgia 30294
sterlingsvc@outlook.com
September 20, 2024

DeKalb County
Development Services Center
178 Sams Street Decatur, GA 30030

Dear DeKalb County,

I am writing to formally petition for the utilization of 3195 Kelley Chapel Road as a personal care home operated by Sterling Social Services. We believe this facility will significantly contribute to our community by providing essential support for at-risk children.

Proposed Zoning Classification

We request a zoning classification that allows for the establishment of a personal care home. This classification aligns with our mission to foster a safe and nurturing environment for children in need.

Reason for the Rezoning or Special Use Request

The demand for quality care facilities for at-risk youth in our area is growing. By converting this property, we can meet this need while also ensuring the well-being and success of these children.

Existing and Proposed Use of the Property

Currently, the property is a residential property. We propose to modify this use to a personal care home dedicated to supporting children at risk.

Detailed Characteristics of the Proposed Use

- **Floor Area:** 2343
- **Height of Building(s):** 1.2 story
- **Number of Units:** Traditional Dwelling/Residential
- **Number of Employees:** 5
- **Manner and Hours of Operation:** the facility will operate 24 hours/7 days per week 365 days yearly ensuring constant support for the residents.

Community Engagement

We have engaged with members of the neighborhood and received positive feedback regarding our proposal. Many community members recognize the need for such a facility and are supportive of our efforts.

Thank you for considering our request. We believe that the establishment of a personal care home at this location will positively impact the community and provide invaluable support to at-risk children. We are eager to discuss this proposal further and answer any questions you may have.

Sincerely,
Glennis Jackson and Cassandra Davis
Sterling Social Services LLC

Subject Property:

The subject property is a .5000-acre site located at 3195 Kelley Chapel Road, Decatur, Georgia 30034. The property contains a single family detached residence (home). It is zoned Residential. The subject property is surrounded by existing single-family, residential homes also zoned Residential. The DeKalb County 2035 Comprehensive Plan designates the subject property's future land use as Suburban (SUB).

Zoning History:

Based on DeKalb County records, it appears that the Residential zoning of the property has not changed since the adoption of the first Zoning Ordinance and map in 1964. Additionally, the existing single-family home was built in 1964. Per the County records, the subject property has not had any prior permits or licenses.

Project Analysis

Per the submitted Special Land Use Permit application, the applicant is requesting to establish a personal care home in an existing home with a capacity of no more than 4-6 clients.

Impact Analysis

A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:

The approximately 2,343 square foot single-family, detached residence developed on the 0.5000-acre subject property appears to be of adequate size for the proposed use. The applicant does not propose any expansion to the footprint of the home.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land use in the district:

The proposed use of a personal care home for four to six clients is compatible with the adjacent properties and land uses within the district. The use will function as a residence, which is compatible with the surrounding use and zoning.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use:

The proposed personal care home should not generate any more demand for public services than the other residences in the neighborhood.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area:

Ingress/egress to/from the personal care home is via a residential driveway located on Kelley Chapel Rd. The property is located on a main street, but it has a double drive way which provides additional room for exiting and entering the site. Kelley Chapel is classified as a local road and appears to have an adequate carrying capacity. Per Public Works, there was nothing found that would disrupt traffic flow.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use:

There should not be any noticeable increase in traffic from the subject property. The applicant's proposal states that the only vehicles on-site will belong to the staff. The clients will not be driving.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or other emergencies:

The subject property has ingress and egress off of Kelley Chapel Road. The second driveway is located on Casa Loma Drive which provides additional room for access to the driveways. The second driveway also allows for cars to enter and exit without having to back out into to on coming traffic. The neighborhood also has sidewalks for pedestrians.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use:

An increase in the number of residential clients for the personal care home is not expected to create any adverse impacts upon the adjoining properties because of noise, smoke, odor, dust, or vibration; beyond the normally expected amount that's emitted by a single-family home or a personal care home.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

As defined, the clients will be residing at the personal care home on a 24-hour basis. The operation should not create any adverse impacts on the adjoining properties.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

The addition of residential clients is not expected to change the manner of operation such that would create adverse impacts upon any adjoining land use.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:

Per Sec. 4.1.3 (Use Table) of the Zoning Ordinance, personal care homes with four to six residents are permitted only with the approval of a special land use permit in the RSM Zoning District.

K. Whether the proposed use is consistent with the policies of the Comprehensive Plan:

Per the Comprehensive Plan, the future land use designation is SUB (Suburban). The intent of the Suburban Character area is single-family detached, townhomes, neighborhood retail, schools, libraries, institutional assisted living facilities, parks and related health care, and civic buildings.

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

The proposal does not include a change in use that would require a new buffer.

M. Whether or not there is adequate provision of refuse and service areas:

Current refuse and service areas will not be affected by the new use and will continue to be adequate to support business operations.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

In consideration of unanticipated issues that may negatively impact adjacent properties, Staff recommends that if conditionally approved, the special land use permit be subject to renewal at 24 months after commencement to assess any adverse community impacts.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

New construction is not associated with this request.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archeological resources:

There are no known historic buildings, sites, districts, or archaeological resources in the immediate area that will be adversely affected by the proposed use.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

The home currently satisfies the supplemental regulations, and the applicant is aware of the need to obtain certain licenses and permits affiliated with the use of a personal care home.

R. Whether or not the proposed building, as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

Because no changes are proposed to the height of the home, this consideration is not applicable.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not conflict with the overall objectives of the comprehensive plan:

The addition of four to six resident clients to the proposed personal care home would be consistent with the needs of the neighborhood and of the community, would be compatible with the neighborhood and would not conflict with the overall objectives of the comprehensive plan.

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: 10/07/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Glennis Jackson (Glennis Cawthon)
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:

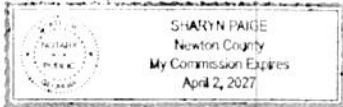
3195 Kelley Chapel Road, Decatur, Georgia 30034

Cassandra Davis

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

Notary Public

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?

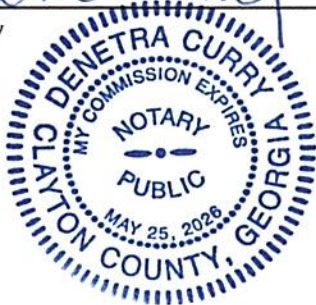
Yes _____ No X *

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.

Denetra Curry
Notary



Glenn Jackson 10/20/2024
Signature of Applicant /Date

Check one: Owner Agent _____

Expiration Date/ Seal

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



GRID NORTH
GA WEST NAD 83
DATUM NAVD 83
SCALE: 1"=97'

NO.	REVISION	DATE
1		
2		
3		



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE 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, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-47.

Stephen Calder
STEPHEN A. CALDER PLS 2906



10/25/2024
DATE

FOR THE FIRM
BOUNDARY ZONE, INC.
LSF #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

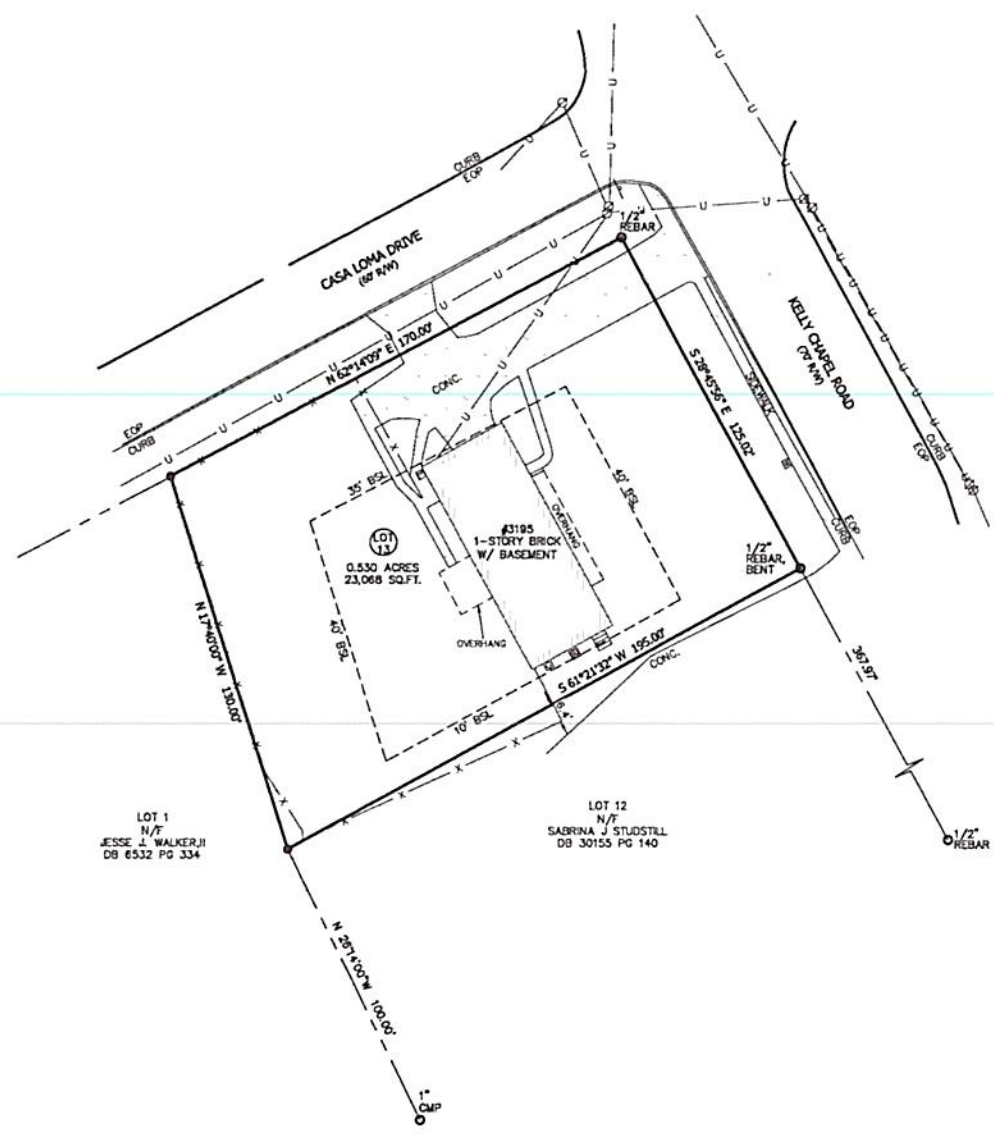
GENERAL NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND, IN US SURVEY FEET.
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY.

ZONING INFORMATION:
R-100
(RESIDENTIAL MEDIUM LOT-100)

- FRONT SETBACK: 49'
- SIDE SETBACK: 10'
- SIDE CORNER: 35'
- REAR SETBACK: 47'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM DEKALB COUNTY, GA PLANNING AND ZONING DEPARTMENT.
INFORMATION WAS OBTAINED ON 10/25/2024.



LOT 1
N/F
JESSE J. WALKER, III
DB 6532 PG 334

LOT 12
N/F
SABRINA J. STODSTILL
DB 30155 PG 140

LEGEND:	
○ PROPERTY CORNER FOUND (AS NOTED)	⊕ POWER/LIGHT POLE
● 1/2" REBAR WITH CAP SET LSF # 839	— GUY WIRE
▲ R/W MONUMENT	⊠ POWER METER
⊠ FIRE HYDRANT	⊠ POWER BOX
⊠ WATER METER	⊠ A/C UNIT
⊠ WATER VALVE	⊠ MAN-HOLE
⊠ POWER POLE	⊠ CLEAN OUT
⊠ LIGHT POLE	⊠ JUNCTION BOX
	⊠ OUTFLOW STRUCTURE
	⊠ DRAINAGE INLET
— T — TELEPHONE LINE	— W — WATER LINE
— X — FENCE LINE	— U — OVERHEAD UTILITY LINE
— 920 — CONTOUR LINE	— S — SEWER LINE
BSL BUILDING SETBACK LINE	— G — GAS LINE
CONC. CONCRETE	— C — CABLE LINE
EOP EDGE OF PAVEMENT	
L.L. LAND LOT	
N/F NOW OR FORMERLY	
R/W RIGHT-OF-WAY	
C.B. CATCH BASIN	
OVH OVERHANG	
TW TOP OF WALL	
BW BOT OF WALL	
GE GROUND ELEVATION	
FFE FINISHED FLOOR ELEVATION	
BFE BASEMENT FLOOR ELEVATION	
GFE GARAGE FLOOR ELEVATION	
DB DEED BOOK	
PB PLAT BOOK	
PG PAGE	

BOUNDARY REFERENCE: DEED BOOK 25804 PAGE 304, PLAT BOOK 36 PAGE 49;
FIELDWORK PERFORMED ON 10/18/2024.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 620,020 FEET.
THE FIELDWORK WAS PERFORMED USING A ROBOTIC TOTAL STATION.
THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.

BOUNDARY zone, inc.
SURVEYORS, ENGINEERS AND LAND PLANNERS
800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-3772

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

BOUNDARY SURVEY
PREPARED FOR: GLENNIS JACKSON
3195 KELLEY CHAPEL ROAD, DECATUR, GA 30034
LOT 13, BLOCK C, UNIT II, WICKLOW ACRES SUBDIVISION
LAND LOT 94, 15TH DISTRICT
DEKALB COUNTY, GEORGIA - 10/25/2024

© COPYRIGHT 2024
BOUNDARY ZONE, INC.
ALL RIGHTS RESERVED.
THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

PROJECT
26989-01
SHEET
1 OF 1



GRID NORTH
GA WEST NAD 83
DATUM NAVD 83

SCALE: 1"=30'

NO.	REVISION	DATE
1		
2		
3		
4		



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Stephen A. Calder
STEPHEN A. CALDER PLS 21906

10/25/2024
DATE



FOR THIS FIRM
BOUNDARY ZONE, INC.
LSP #839
NOT VALID WITHOUT
ORIGINAL SIGNATURE

GENERAL NOTES:

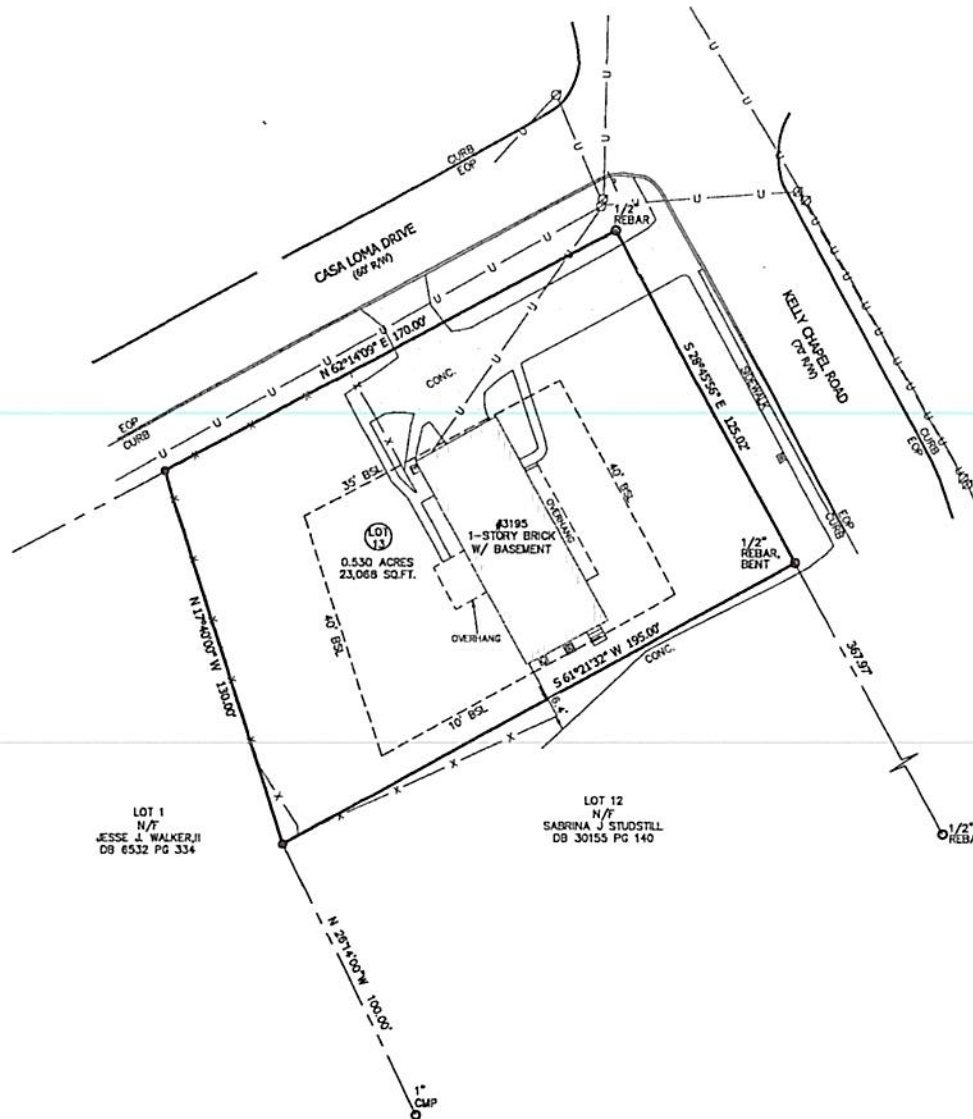
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ZONING INFORMATION:
R-100
(RESIDENTIAL MEDIUM LOT-100)

- FRONT SETBACK: 40'
SIDE SETBACK: 10'
SIDE CORNER: 35'
REAR SETBACK: 40'

THE SURVEYOR IN NO WAY INTENDS TO INTERPRET OR MAKE CONCLUSION REGARDING THE ZONING AND SETBACK DESIGNATION SHOWN HEREON. THIS INFORMATION IS REPORTED FROM PUBLIC INFORMATION OBTAINED FROM DEKALB COUNTY, GA PLANNING AND ZONING DEPARTMENT.

INFORMATION WAS OBTAINED ON 10/25/2024.



LOT 1
N/F
JESSE J. WALKER, II
DB 6532 PG 334

LOT 12
N/F
SABRINA J. STUSTELL
DB 30155 PG 140

LEGEND:					
○-○ PROPERTY CORNER FOUND (AS NOTED)	○-○ POWER/LIGHT POLE	□ GAS METER	-T- TELEPHONE LINE	OVH OVERHANG	
○ 1/2" REBAR WITH CAP SET LSP # 839	○ POWER METER	□ GAS VALVE	-X- FENCE LINE	TW TOP OF WALL	
□ R/W MONUMENT	□ POWER BOX	□ TELEPHONE BOX	-920- CONTOUR LINE	BW BOT OF WALL	
▲ FIRE HYDRANT	□ A/C UNIT	□ TELEPHONE BOX	BSL BUILDING SETBACK LINE	CE GROUND ELEVATION	
⊕ WATER METER	○ MANHOLE	□ CONG. CONCRETE	CONG. CONCRETE	FFE FINISHED FLOOR ELEVATION	
⊕ WATER VALVE	○ CLEAN OUT	-W- WATER LINE	EOP EDGE OF PAVEMENT	BFE BASEMENT FLOOR ELEVATION	
○ POWER POLE	○ JUNCTION BOX	-U- OVERHEAD UTILITY LINE	L.L. LAND LOT	OFE GARAGE FLOOR ELEVATION	
○ LIGHT POLE	○ OUTFLOW STRUCTURE	-S- SEWER LINE	N/F NOW OR FORMERLY R/W RIGHT-OF-WAY	DB DEED BOOK	
	□ DRAINAGE INLET	-G- GAS LINE	C.B. CATCH BASIN	PB PLAT BOOK	
		-C- CABLE LINE		PG PAGE	

BOUNDARY REFERENCE: DEED BOOK 25804 PAGE 304, PLAT BOOK 36 PAGE 49; FIELDWORK PERFORMED ON 10/18/2024.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 620,020 FEET.

THE FIELDWORK WAS PERFORMED USING A ROBOTIC TOTAL STATION.

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL ACCURACY OF 0.02 FEET.



800 SATELLITE BLVD., SUWANEE, GA 30024
WWW.BOUNDARYZONE.COM (770) 271-5772

PROVIDING SERVICES FOR METRO ATLANTA, RALEIGH-DURHAM & CENTRAL FLORIDA.

BOUNDARY SURVEY
PREPARED FOR: GLENNIS JACKSON
3195 KELLEY CHAPEL ROAD, DECATUR, GA 30034
LOT 13, BLOCK C, UNIT II, WICKLOW ACRES SUBDIVISION
LAND LOT 94, 15TH DISTRICT
DEKALB COUNTY, GEORGIA - 10/25/2024

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THIS PLAT WAS PREPARED FOR THE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON.

PROJECT
26989-01

SHEET
1 OF 1



DeKalb County
GEORGIA

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

PRE-APPLICATION FORM

REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE

(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Cassandra Davis Phone: 678-643-4397 Email: cylewisasu@yahoo.com

Property Address: 3195 Kelley Chapel Road, Decatur 30034

Tax Parcel ID: 15 094 07 023 Comm. District(s): 3 & 7 Acreage: 0.50

Existing Use: _____ Proposed Use: PCH, up to 6

Supplemental Regs: _____ Overlay District: No DRI: _____

Rezoning: Yes _____ No

Existing Zoning: R-100 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

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

Special Land Use Permit: Yes No _____ Article Number(s) 27- Sec. 4.2.41 (A) & (B)

Special Land Use Request(s): Personal care home for male youths, ages 12-18, up to 6 persons. For more than 6, a rezoning is required.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

N/A

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: https://library.municode.com/ga/dekalb_county/codes/code_of_ordinances?nodeId=CODECO_CH27ZO_ART4USRE_27-4.2_DIVISION_2SUUSRE_S4.2.41PECAHOCHCAIN

Please review the DeKalb Co. Zoning Code, Chapter 27, Sec. 4.2.41 (A) & (B). DeKalb Co. does not allow "group homes"; it would have to be considered a personal care home (PCH).

Planner: LaSondra Hill, Admin Specialist Date: 09/23/2024

FILING FEES

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00