



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION
Amendments will not be accepted after 5 working days after the filing deadline.

Applicant Name: Erica Childs

Applicant Email Address: sacred.hearts4children@gmail.com

Applicant Mailing Address: 1113 Pebble Creek Lane Locust Grove GA, 30248

Applicant Phone Number: 404-971-0058

Owner Name: Erica Childs (If more than one owner, attach list owners.)

Owner Email Address: sacred.hearts4children@gmail.com

Owner Mailing Address: 1113 Pebble Creek Lane Locust Grove, Ga 30248

Owner Phone Number: 404-971-0058

Subject Property Address: 2667 Candler Woods Court Decatur, Ga 30032

Parcel ID Number(s): 15 119 04 046 Acreage: 0.227

Commission District(s): Super District:

Existing Zoning District(s): R75 Proposed Zoning District(s): RSM

Existing Land Use Designation(s): Proposed Land Use Designation(s): (if applicable)

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

Owner: Erica Childs Agent:

Erica Childs

Signature of Applicant:

Slup Impact Analysis:
2667 Candler Woods Court
Decatur, Ga 30032

- A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?

Yes, the site is adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located. Please see attached land survey completed on the property.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

This property is compatible for the proposed use and in conjunction with all adjacent properties and land uses and with other properties and other land uses in the district. This property will not create any adverse impacts upon and adjoining land use. This property has been in at its current address since 1984. This goes without any traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

All public services, public (or private) facilities, and utilities are indeed adequate to serve the proposed use.

- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic- carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area? The public street on which is proposed to be located will not impose any disposition and there is sufficient traffic- carrying capacity for the use proposed so it will not create any unduly increase traffic and create congestion in the area

- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

Yes, all the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and does have access in the event of fire or other emergency.

- F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use? The proposed use will not have any adverse

impacts upon any adjoining land use. The hours of operation will not affect any of the surrounding properties

- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located? Yes, the proposed use is consistent with the requirements of zoning district classification where the property is already located.

- H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan? The proposed use does not have in advances, conflicts, or detracts from any of the policies of the comprehensive plan?

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

Submit application through our online portal www.epermits.dekalbcountyga.gov

Email one (1) copy of your application as one (1) PDF file to plansustain@dekalbcountyga.gov and copy lahill@dekalbcountyga.gov

- * 1. Schedule a mandatory, virtual **Pre-Application Conference** with Planning & Sustainability staff by appointment. Please email lahill@dekalbcountyga.gov for appointment.
- * 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners' association(s) may also be provided.
- * 3. Submit **Application** through portal www.epermits.dekalbcountyga.gov and then email Staff.

Please assemble materials in the following order:

- * **A. Application form** with name and address of applicant and owner, and subject property address.
- * **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting.
- * **C. 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. 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.
- * **E. 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.
- * **F. Campaign disclosure statement** (required by State law).
- * **G. 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. **Written Legal Description** of meters and bounds of the subject property (can be printed on site plan or survey).
- N/A** **H. Site Plan (If applicable)**. The site plan must include the following:
 - a. complete boundaries of subject property;
 - b. dimensioned access points and vehicular circulation drives;
 - c. location of all existing and proposed buildings, structures, setbacks and parking;
 - d. location of 100-year floodplain and any streams;
 - e. notation of the total acreage or square footage of the subject property;
 - f. landscaping, tree removal and replacement, buffer(s); and
 - e. 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.
- I. Building Form Information (If applicable)**. Elevation (line drawing or rendering) or details of proposed materials in compliance with Article 5 of the Zoning Ordinance. If new buildings and/or structures are being developed or renovations are being completed, please provide proposed elevations.
- J. Completed, signed Pre-Application Form** (Provided after pre-application meeting).

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

LETTER OF APPLICATION

Please identify the following details such as:

- The proposed zoning classification?
- The reason for the Special Land Use Permit (SLUP) request?
- The existing and proposed use of the property?
- Detail 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)?

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Is the size of the site adequate for the use contemplated and is adequate land area is available for the proposed use, including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located?
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?
- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic- carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?
- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?
- F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?
- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?
- H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?
- I. Is there adequate provision of refuse and service areas?
- J. Should the length of time for which the SLUP is granted be limited in duration?
- K. Is the size, scale and massing of proposed buildings 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; and will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?
- L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?
- M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?
- N. Will the proposed use be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process?



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: _____

TO WHOM IT MAY CONCERN:

I/WE: _____
Name of Owner(s)

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

Name of Agent or Representative

to file an application on my/our behalf.

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes: _____ No: _____ *

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.

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

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

**SURVEY, SITE PLAN, AND ELEVATIONS:
(If applicable)**

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

(If applicable)

1. Is the requested SLUP for a new business or an existing business? (Please check only one)
New Business: _____ Existing Business: _____. If the SLUP is for an existing business, please answer question #s 2 - 5.
2. Does this Business have a current Business License? Yes: _____ No: _____. If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes: _____ No: _____
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following: Yes: _____ No: _____
 - 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.

ADDITIONAL CRITERIA FOR SPECIFIED USES:

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
 - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
 - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
 - 3. Whether or not the applicant meets the requirements of the county's noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:
 - 1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
 - 2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
 - 3. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal

1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
 - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
 - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
 - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
 - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.

FILING FEES

At the time of submittal, a filing fee shall accompany each Special Land Use Permit application as follows:

SPECIAL LAND USE PERMIT \$400.00

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.

LEGEND *

- PER DEED
- ACCESS EASEMENT
- PER FIELD
- ANGLE IRON FOUND
- ANGLE IRON FOUND
- PER PLAT
- PER RECORD
- ALLARD
- ACK OF CURB
- COBS.
- BUILDING LINE SETBACK
- RICK
- CATCH BASIN
- TABLE BOX
- ENTER LINE
- MAIN LINK FENCE
- ASTRAL MAP
- ORRUGATED METAL PIPE
- CITY OF ATLANTA
- AN SEWER CLEANOUT
- ALCULATED POINT
- REPORT
- RIMP TOP PIPE FOUND
- EED
- RAINAGE EASEMENT
- DRAINAGE INLET
- ELECTRIC POWER BOX
- ELECTRIC METER
- DGE OF PAVEMENT
- FENCE CORNER
- FIRE HYDRANT
- FENCE POST
- FRAME
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HEAD WALL
- HARDWOOD TREE
- IRON PIN FOUND
- IRON PIN SET
- IRON ROD FOUND
- IRON FENCE
- IRRIGATION METER
- IRRIGATION VALVE
- JUNCTION BOX
- LIGHT POLE
- LAND LOT LINE
- MAGNETIC READING
- MAGNOLIA TREE
- MAN HOLE
- METAL FENCE
- N'BOBS.
- OVERHANG
- OPEN TOP PIPE FOUND
- OWNERSHIP UNCLAR
- PORCH
- PROPERTY CORNER
- PROPERTY LINE
- PINE TREE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POWER POLE
- POWER LINE
- PLAT
- RECORD
- REINFORCING BAR FOUND
- REINFORCING BAR SET
- REINFORCED CONC. PIPE
- RIGHT-OF-WAY
- SIGN
- SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SCREENED PORCH
- TOP OF BANK
- TRAFFIC POLE
- UTILITY EASEMENT
- WOOD
- WOOD FENCE
- WOOD DECK
- WATER LINE
- WATER METER
- WIRE FENCE
- WATER VALVE
- WET WEATHER
- YARD INLET
- FENCE
- INDICATES STAIRS

CANDLER WOODS CT
50' R/W
BC/BC 28'±

SSMH
 RAD= 50.00'
 ARC= 44.28'(F)
 44.12'(D)
 CHD= 42.85'
 N00°53'02"E

TOTAL LAND AREA
 9868.71 SF / 0.227 AC

BOUNDARY LINES ARE ESTABLISHED BASED ON PIN FOUND PINS, FILED EVIDENCE. FIELD FOUND PINS DO NOT MATCH WITH PLAT CONFIGURATION. REPLAT IS SUGGESTED.

SURVEY NOTES:
 STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE MADE, GUN, TELEPHONE, ELECTRIC, WATER AND SEWER, GAS COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS. THIS PLAT WAS PREPARED TO SHOW THE APPROXIMATE LOCATION OF THE IMPROVEMENTS AND IS NOT RECORDABLE. FENCES SHOULD NOT BE LOCATED USING SIDE DIMENSIONS FROM THE HOUSE. ALL MATTERS OF THE TITLE ARE ACCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHT OF WAY PUBLIC OR PRIVATE.
 A. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD RECORDED AND NOT RECORDED, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE SEARCH MAY DISCLOSE.
 B. THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 C. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT CLOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.
 D. SURVEY LAND EXPRESS, INC IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.
 E. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

THIS SURVEY PLAT OF THE PROPERTY MUST BE USED AS A SINGLE STAND ALONE DOCUMENT. IT CAN NOT BE SCANNED AND ALTERED, CROPPED OUT COPY/PASTE OR MODIFIED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE. THIS SURVEY PLAT CAN BE ONLY ATTACHED AS A SEPARATE DOCUMENT BY ITSELF TO DEVELOPMENT PROJECTS AND SITE PLANS AND CAN NOT BE INSERTED WITH SURVEY LAND EXPRESS TITLE BLOCK, SURVEYOR'S STAMP AND SIGNATURE TO SOME OTHER DEVELOPMENT PROJECTS PREPARED BY ANY OTHER PARTY WITHOUT WRITTEN APPROVAL AND ORIGINAL BLUE INK SIGNATURE OF THE SURVEYOR OF RECORD.

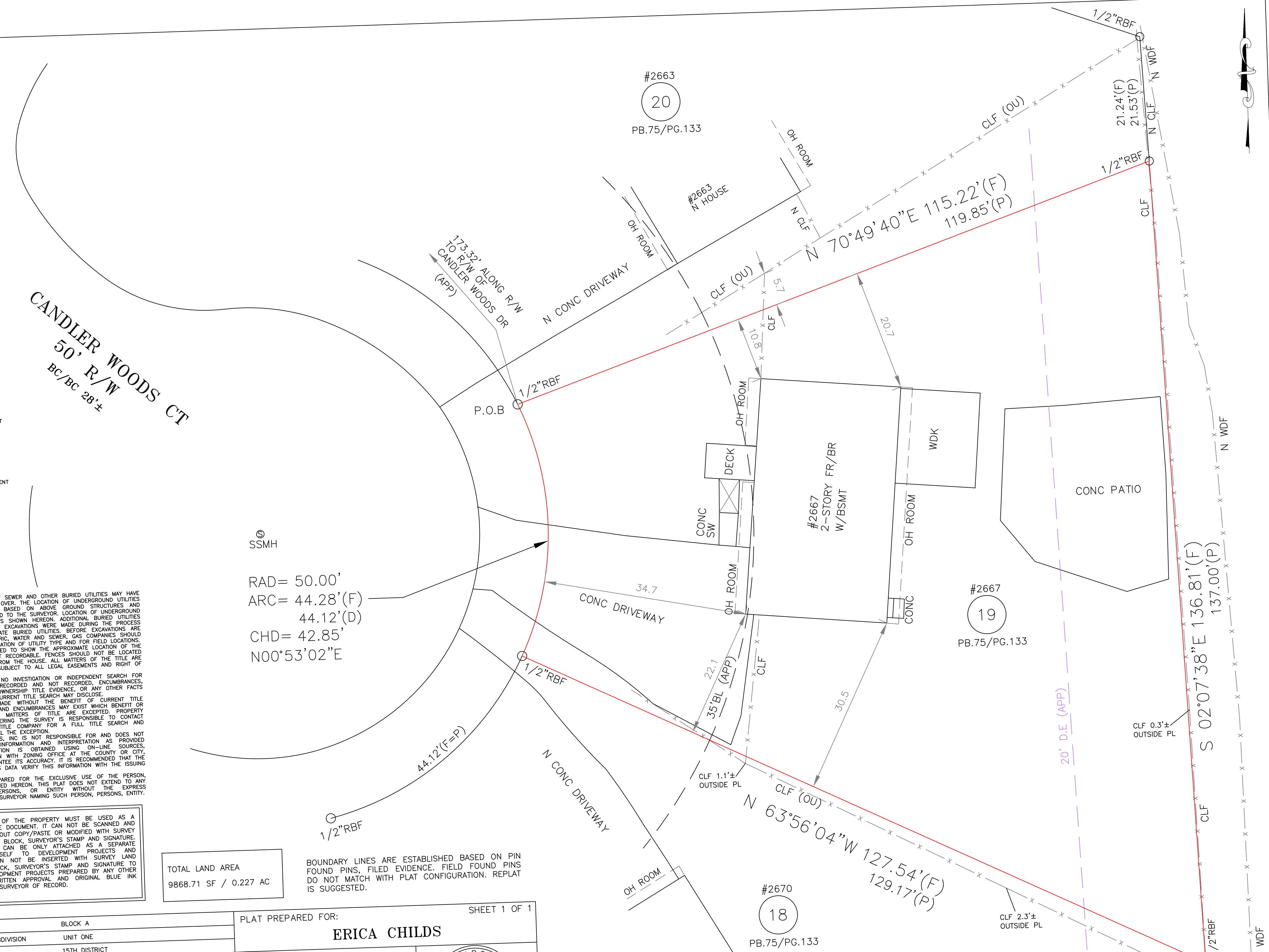
LOT 19	BLOCK A	PLAT PREPARED FOR:	SHEET 1 OF 1
CANDLER WOODS SUBDIVISION	UNIT ONE	ERICA CHILDS	
LAND LOT 119	15TH DISTRICT	PROPERTY ADDRESS:	
DEKALB COUNTY, GEORGIA	PB.75/PG.133	2667 CANDLER WOODS COURT,	
FIELD WORK DATE FEB 13, 2025	PRINTED/SIGNED FEBRUARY 14, 2025	DECATUR, GA, 30032	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED		PAPER SIZE: 18" x 24"	

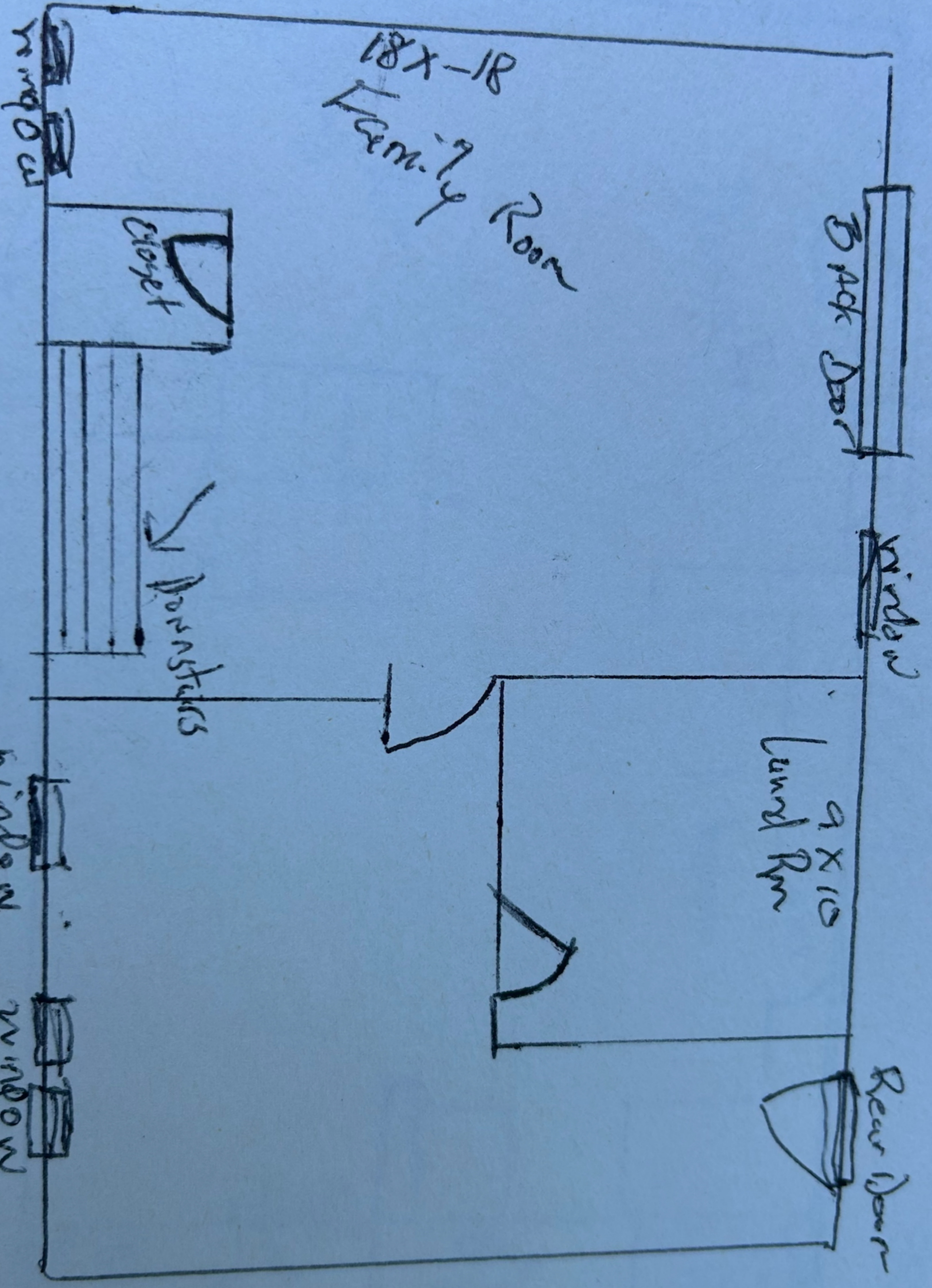


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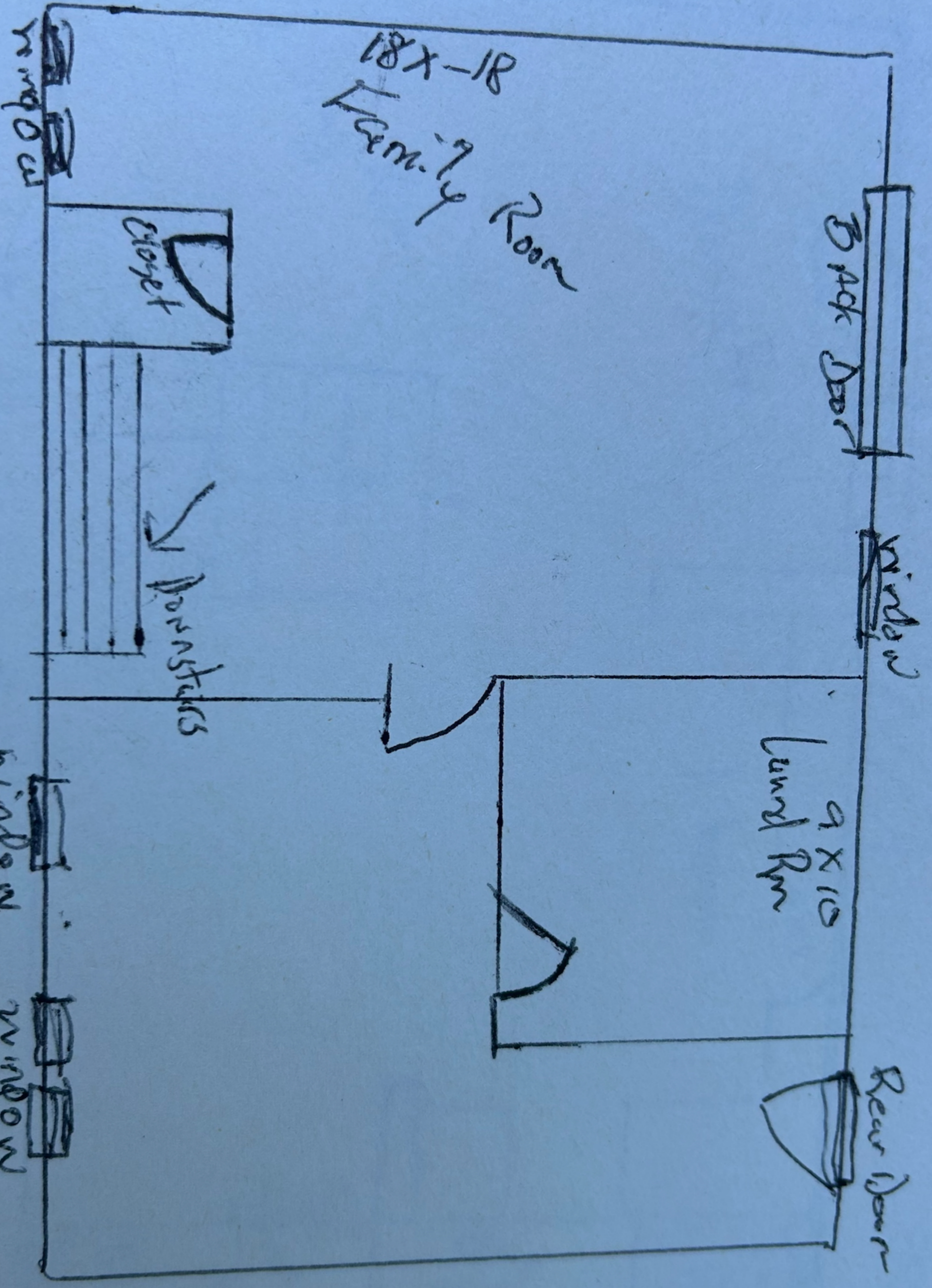
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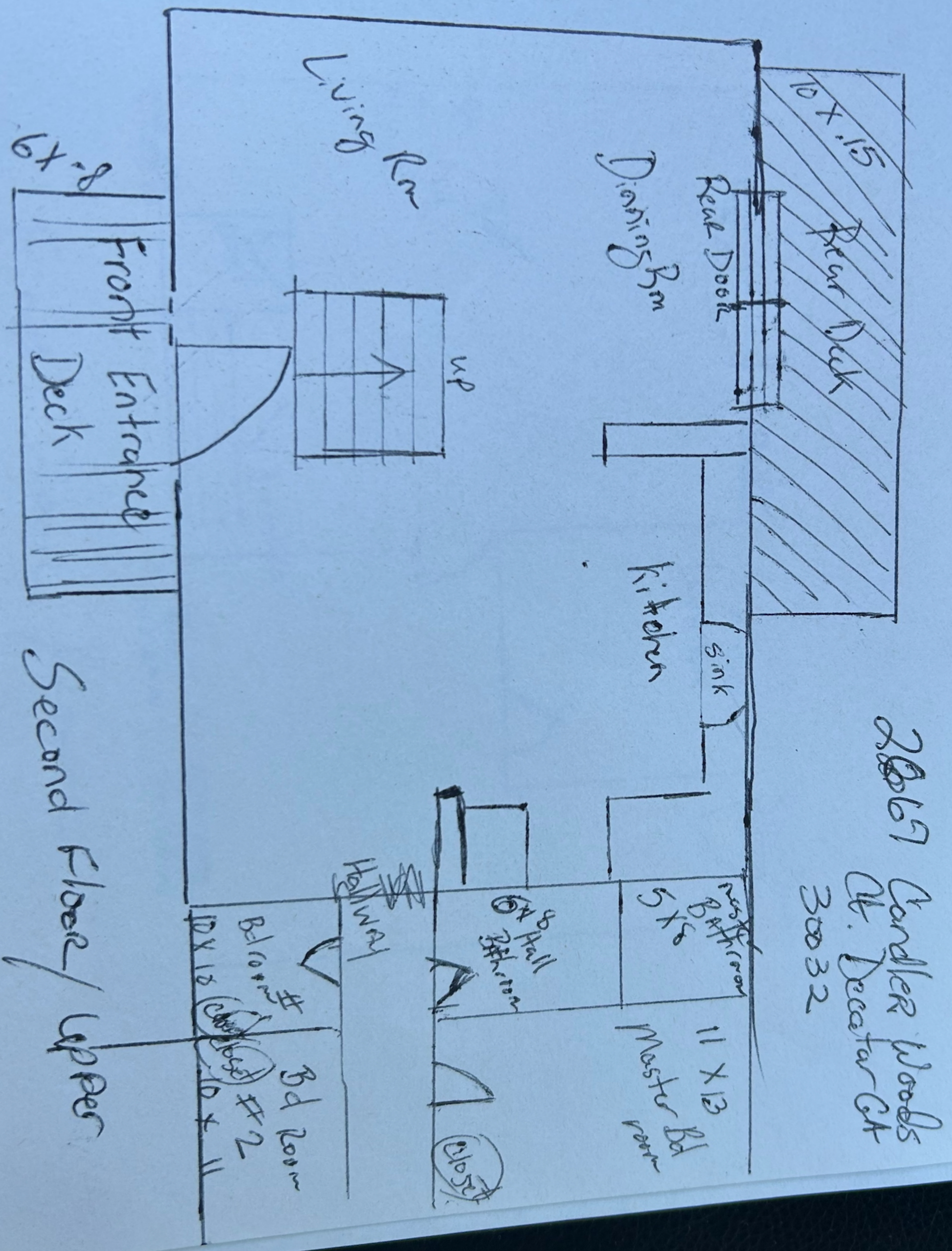




First Floor / Lower

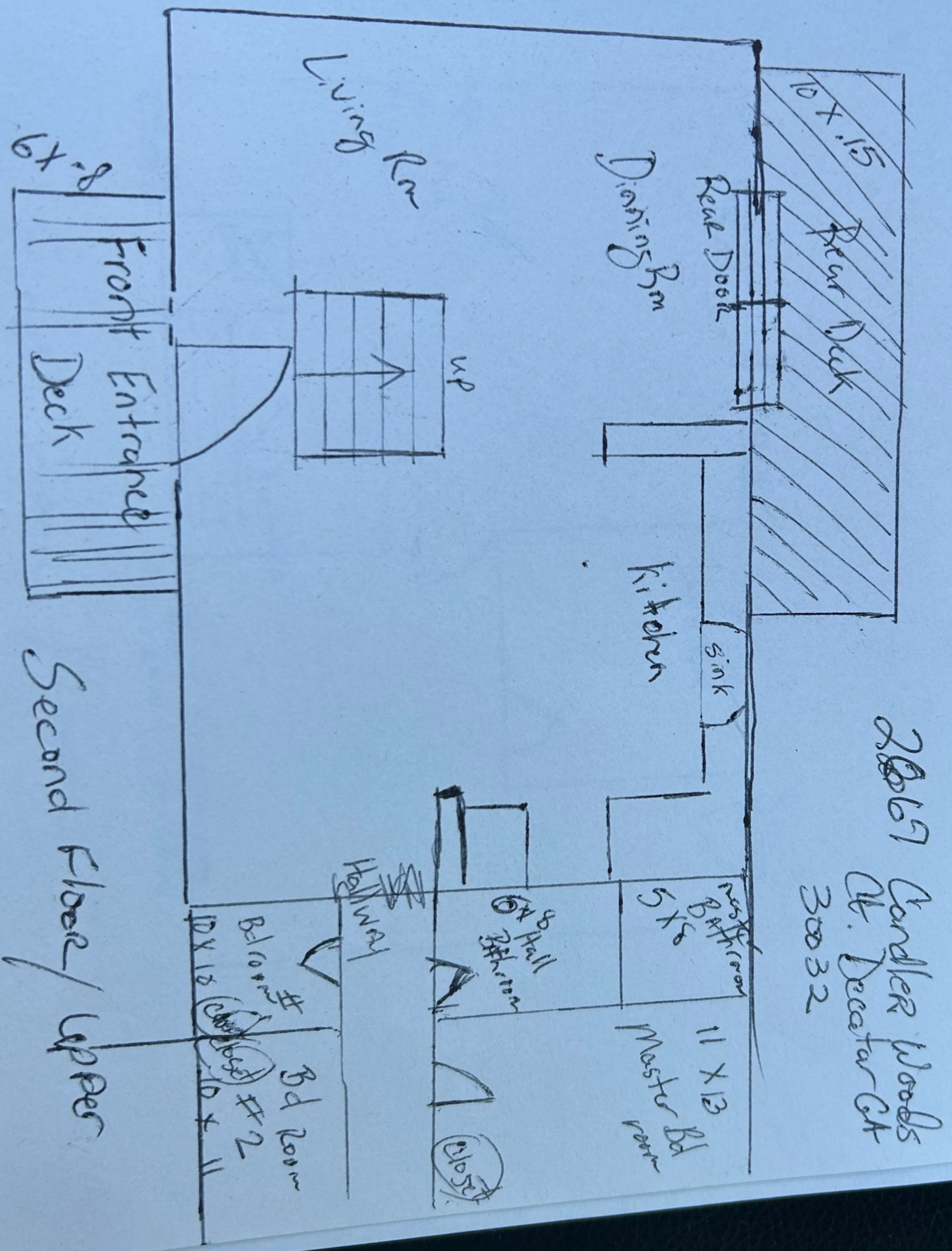


First Floor / Lower



2867
 Candler Woods
 Lt. Decatur Ct
 30032

Second Floor / Upper



McDonough

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