



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: HYACINTH DAVIS

Daytime Phone: 347-512-4027 E-Mail: Sophiadavis235@yahoo.com

Mailing Address: 3574 boring Rd Decatur Georgia 30034

Owner Name: HYACINTH DAVIS

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

Daytime Phone: 347-512-4027 E-Mail: Sophiadavis235@yahoo.com

Mailing Address: 3574 boring Rd Decatur Georgia 30034

SUBJECT PROPERTY ADDRESS OR LOCATION: 3574 boring Rd Decatur Georgia

DeKalb County, GA

Parcel ID: _____ Acreage or Square Feet: _____ Commission Districts: _____

Existing Zoning: _____ Proposed Special Land Use (SLUP): _____

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

Owner: Agent: _____

Signature of Applicant:

HYACINTH DAVIS

Dear Dekalb County Zoning

I am writing to formally apply for a zoning classification modification for a proposed personal care home. I kindly request that the zoning classification for the property located at 3574 Boring Road, Decatur, Georgia 30035 be changed to allow for the establishment of a 24-hour care home. The purpose of this letter is to provide the necessary information and rationale for the request.

A) Proposed Zoning Classification:

The proposed zoning classification for the property at 3574 Boring Road, Decatur, Georgia, 30035 is to be changed from its current classification to “Residential care Facility” in accordance with the local zoning regulations.

B) Reason for the Rezoning Request

The reason for the rezoning request is to meet the growing demand for personal care homes within our community. With the aging population, there is an increasing need for high-quality, 24-hour care facilities. Our organization, Peace of Mind Personal Care Home is committed to providing compassionate, professional, and personalized care services to individuals who require assistance with our daily activities and health needs.

C) Existing and Proposed Use of the Property

The existing use of the property is as a residential building. We intend to convert this property to a 24-hour personal care home that caters to individuals in need of assisted living services. The proposed use of the property is to operate a personal care home, **which includes (6) bedrooms for residents.**

D) Detailed Characteristics of the Proposed Use:

- Total floor area: 2016 sqft
- Height of the building: Not Known
- Number of units: Four (4) bedrooms for residents
- Mixed of unit types: Each bedroom is designed to accommodate one resident

- Number of employees: We anticipate employing 4 qualified healthcare professionals and support staff to ensure the safety and well-being of our residents
- Manner and hours operation: The personal care home will operate 24 hours a day, seven days a week, to provide round-the-clock care and supervision of our residents.

We are committed to adhering to all zoning regulations, building codes, and safety standards to ensure the well-being of our residents and the harmony of our facility within the community.

We kindly request that you consider our application for rezoning and provide it with guidance on the steps and requirements for the rezoning process. We are also ready to collaborate with the City Zoning Departments to address any questions or concerns that may arise during the review process.

Thank you for your time and consideration. If you require any additional information or have any questions, please do not hesitate to contact me at (347-512-4027) or

sophiadavis235@yahoo.com.

Sincerely

Hyacinth Davis

Peace of Mind Personal Care Home

Impact Analysis of Proposed Use and Rezoning on Surrounding Properties - DeKalb County Zoning Ordinance (Article 7.3)

In accordance with the DeKalb County Zoning Ordinance, Article 7.3, we have conducted a comprehensive impact analysis to evaluate the anticipated impact of the proposed use and rezoning for a 24-hour personal care home with 4 bedrooms. The analysis considers the specific standards and factors outlined in the ordinance.

A. Adequacy of Site Size and Compliance with Zoning Requirements:

Positive Impact: The proposed site is adequately sized to accommodate the personal care home while providing all required yards, open space, off-street parking, and transitional buffer zones as per the zoning district's regulations. This ensures compliance with the ordinance's site adequacy standards.

B. Compatibility with Adjacent Properties and Land Use:

Positive Impact: The personal care home's proposed use aligns with the surrounding residential properties and land use. It is not anticipated to create adverse impacts on adjacent properties in terms of traffic volume, congestion, noise, smoke, odor, dust, or vibration. The facility will be designed to minimize potential disturbances.

C. Adequacy of Public Services and Facilities:

Neutral Impact: The proposed use will necessitate access to public services, facilities, and utilities. Adequate provision of these services will be required to meet the needs of the personal care home. Compliance with this standard will ensure that public services are adequate for the contemplated use.

D. Adequacy of Public Streets:

Positive Impact: The location of the personal care home is accessible via existing public streets with sufficient traffic-carving capacity. The proposed use is not expected to unduly increase traffic or create congestion in the area, aligning with zoning standards.

E. Ingress and Egress Adequacy:

Positive Impact: The proposed ingress and egress to the subject property and proposed buildings have been designed with particular reference to pedestrian and automotive safety and convenience. Traffic flow and control will be considered, ensuring safe access, including in the event of emergencies.

F. Impact of Manner and Hours of Operation:

Positive Impact: The personal care home's manner and hours of operation are consistent with the needs of the neighborhood and will not create adverse impacts on adjacent land uses. The facility's 24-hour operation is aligned with its purpose and is not expected to disrupt the community.

G. Consistency with Zoning District Classification:

Positive Impact: The proposed use is consistent with the zoning district classification in which it is to be located. It aligns with the local regulations and standards, ensuring compliance with zoning requirements.

H. Consistency with Comprehensive Plan:

Positive Impact: The proposed use is consistent with the policies of the comprehensive plan, which supports providing services for vulnerable individuals within the community. It contributes positively to the overall objectives of the comprehensive plan.

I. Provision of Refuse and Service Areas:

Positive Impact: Adequate provision of refuse and service areas is part of the planning for the personal care home, ensuring proper waste management and service accessibility.

J. Duration of Special Land Use Permit:

To Be Determined: The length of time for which the special land use permit should be granted is a decision that will be determined during the permitting process, in accordance with the zoning ordinance.

K. Size and Scale of Proposed Buildings:

Positive Impact: The size, scale, and massing of the proposed buildings are appropriate for the subject property and are designed to fit harmoniously within the context of adjacent and nearby lots and buildings.

L. Historic Impact:

Neutral Impact: The proposed plan does not involve historic buildings, sites, districts, or archaeological resources. Therefore, it is not expected to adversely affect historical or archaeological resources.

M. Compliance with Supplemental Regulations:

Positive Impact: The proposed use will satisfy the requirements contained within the Supplemental Regulations for such a special land use permit, ensure full compliance with relevant zoning regulations.

N. Consistency with Neighborhood and Community Needs:

Positive Impact: The proposed use is consistent with the needs of the neighborhood and the community as a whole. It is compatible with the neighborhood, aligning with the overall objectives of the comprehensive plan and contributing positively to the well-being of the community.

In conclusion, the proposed use and rezoning for a 24-hour personal care home aligns with the specific standards and factors outlined in Article 7.3 of the DeKalb County Zoning Ordinance. The anticipated impacts on the surrounding properties are generally positive or neutral, ensuring compliance with the zoning regulations and fostering a harmonious coexistence with the neighboring properties. Continued collaboration with the local community and stakeholders will be essential to address any specific concerns and ensure transparency throughout the development and operation of the personal care home.



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: Feb, 14, 2025

TO WHOM IT MAY CONCERN:

(I), (WE) Hyacinth Davis
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:

Name of Agent or Representative

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

_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
<u>IDUSERI ELVIS E.</u> Notary Public	<u>Hyacinth Davis</u> Owner

IDUSERI ELVIS E.
Notary Public, State of New York
No. 011D6150695
Qualified in Bronx County
Commission Expires 08/01/2026

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.

IDUSERI ELVIS E.
Notary

(H. Davis) 2/16/25
Signature of Applicant/Date

Check one: Owner Agent _____

08-07-2026
Expiration Date/ Seal

IDUSERI ELVIS E. Notary seal not needed if answer is "no".
Notary Public, State of New York
No. 011D6150695
Qualified in Bronx County
Commission Expires 08/07/2026

REFERENCE:
 P.B. 43 PG. 2
 P.B. 38 PG. 69

E CHAPEL CIRCLE 60' R/W

Arc: 73.18'
 Rad: 206.34'
 S 80°40'30" E
 Crd: 72.79'

Arc: 15.10'
 Rad: 10.00'
 S 23°47'03" E
 Crd: 13.70'

LAURIE WOODS LANE 60' R/W

N/F
 RANDALL
 LOT 47

N 02°49'19" E
 137.00'

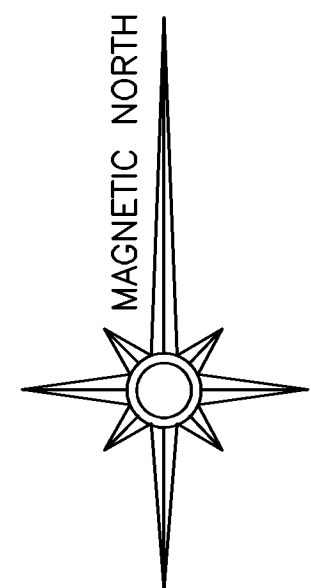
HOUSE
 #3574

0.46 ACRES
 LOT 14

N 70°46'41" W
 120.00'

N/F
 BUTTS
 LOT 15

BORING ROAD 70' R/W



This plat is a retracement of an existing parcel or parcels 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 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 15-6-67.

William Sims

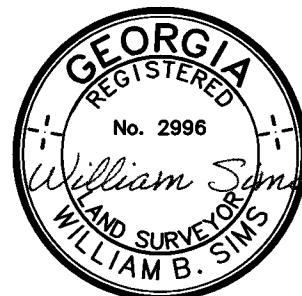
Registered Georgia Land Surveyor No. 2996
 Address: 971 Center Point Rd, Carrollton, Ga 30117
 Telephone Number: 678-873-3119
 Date: July 10, 2024

Field work performed: July 8, 2024
 Equipment used to obtain linear and angular measurements used in the preparation of this plat: Spectra Precision Focus 35

This plat has been calculated for closure and is found to be accurate within one foot in 109,455.6 feet.
 By: William B. Sims

SURVEY FOR
HYACHINTH DAVIS
 LAND LOT 92, 15th DISTRICT
 DEKALB COUNTY, GEORGIA
 DATE: 10 JULY 2024 SCALE: 1"=40'

LEGEND:
 I.P.F. ---IRON PIN FOUND
 I.P.P. ---IRON PIN PLACED
 O.T. ---OPEN TOP PIPE
 C.T. ---CRIMPED TOP PIPE
 R.B. ---IRON RE-BAR
 ESM'T ---EASEMENT
 ---X--- FENCE



S&S LAND SURVEYING
 GEORGIA LICENSED
 (678) 873-3119
 SANDSLANDSURVEYING.COM

← Back



Hyacinth Davis Zoom Call



Sophia Davis

To LINDA KENNEDY, Brenda B... · Mon, Jan 20 at 11:03 PM ▾



Hello Good Evening everyone,

I hope you are having a good day. My name is Hyacinth Davis I own the home at 3574 Boring Road on the corner of East Chapel Circle and Boring Road. I am inviting everyone who lives within 500 feet of 3574 Boring Road to a Zoom meeting to discuss some important information. Please share this information with anyone else who lives within this perimeter. The Zoom information is below. Thank You!

Hyacinth Davis is inviting you to a scheduled Zoom meeting.

Topic: Hyacinth Davis 3574 Boring Road

Time: Feb 3, 2025, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

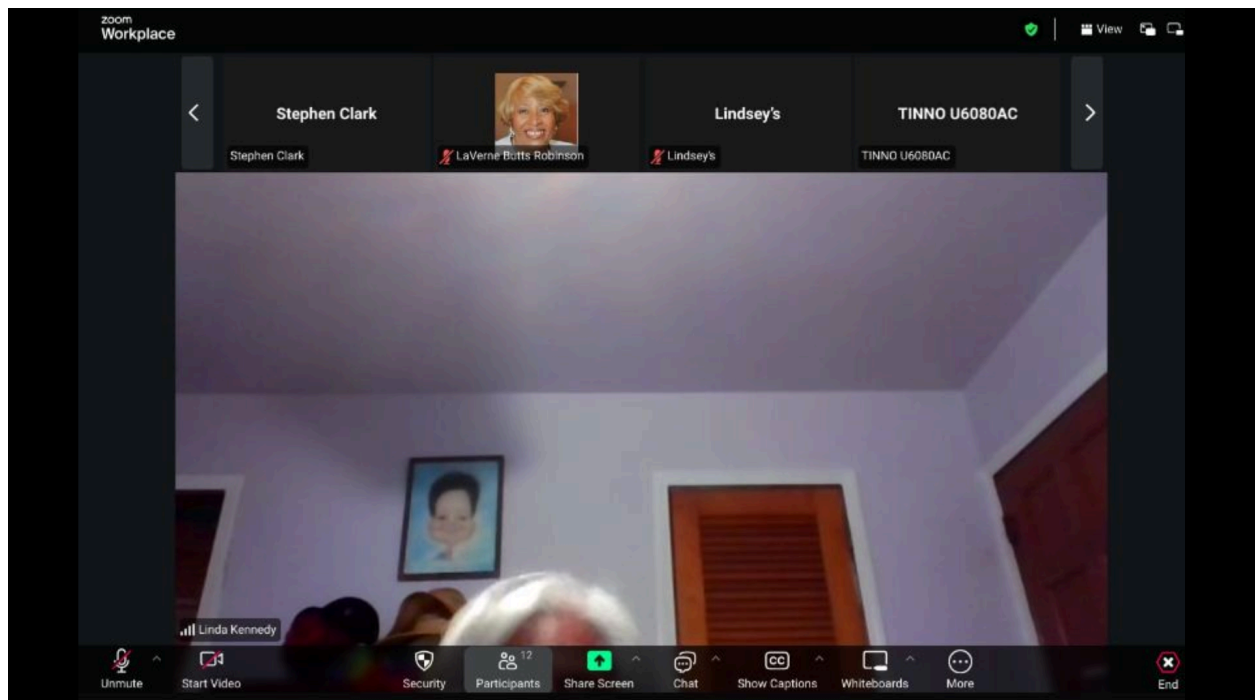
<https://us05web.zoom.us/j/83078723606?pwd=kPeMZCOBEHil9c3wVzncJIEahaYPdD.1>

Meeting ID: 830 7872 3606

Passcode: 5E22qn

Best,

Hyacinth Davis



Participants (12)



Find a participant

- | | | | |
|-----------|------------------------|--|--|
| D | Davia (Host, Me) | | |
| TU | TINNO U6080AC | | |
| L | Lindsey's | | |
| | LaVerne Butts Robinson | | |
| SC | Stephen Clark | | |
| A | Andy Forbes | | |
| HD | Hyacinth Davis | | |
| LK | Linda Kennedy | | |
| G | Butts-Jones (Conner) | | |
| BB | Brenda Baety | | |
| SS | Samsung SM-S134DL | | |
| PR | P Randall | | |



PURCHASE AND SALE AGREEMENT

Offer Date: March 2, 2024



2024 Printing

A. KEY TERMS AND CONDITIONS

1. Purchase and Sale. The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. Property Identification: Address: 3574 Boring Dr.
 City Decatur, County DeKalb, Georgia, Zip Code 30035
 MLS Number: 20132493 Tax Parcel I.D. Number: 15 092 03 014

b. Legal Description: The legal description of the Property is (select one of the following below):
 (1) attached as an exhibit hereto;
 (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)
 (3) the same as described in Deed Book 6934, Page 387, et. seq., of the land records of the above county; OR
 (4) Land Lot(s) _____ of the _____ District, _____ Section/ GMD, Lot _____, Block _____, Unit _____, Phase/Section _____ of _____ Subdivision/Development, according to the plat recorded in Plat Book _____, Page _____, et. seq., of the land records of the above county.

2. Purchase Price of Property to be Paid by Buyer. \$ 290,000.00 **3. Closing Costs.** Seller's Contribution at Closing: \$ 3,000.00

4. Closing Date and Possession. Closing Date shall be March 29, 2024 with possession of the Property transferred to Buyer upon Closing OR _____ days after Closing at _____ o'clock AM PM (attach F219 Temporary Occupancy Agreement).

5. Closing Law Firm ("Closing Attorney"). Brochstein and Bantley P.C. Phone Number: (770)507-1766

6. Holder of Earnest Money ("Holder"). (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Brochstein and Bantley P.C.

7. Earnest Money. Earnest money will be paid to Holder in a method of payment acceptable to the Holder of immediately available funds as follows:
 a. \$ _____ as of the Offer Date.
 b. \$ 2,000.00 within 5 days from the Binding Agreement Date.
 c. _____

8. Inspection and Due Diligence.
a. Due Diligence Period: Property is being sold subject to a Due Diligence Period of 10 days from the Binding Agreement Date.
b. Option Payment for Due Diligence Period: In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:
 (1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus
 (2) shall pay directly to Seller additional option money of \$ _____ by check ACH or wire transfer of immediately available funds either as of the Offer Date; OR within _____ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller shall (subject to lender approval) or shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller.

9. Lead-Based Paint. To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein) was (attach F316 Lead-Based Paint Exhibit) OR was not built prior to 1978.

10. Brokerage Relationships in this Transaction.
a. Buyer's Broker is Coldwell Banker Realty and is:
 (1) representing Buyer as a client.
 (2) working with Buyer as a customer.
 (3) acting as a dual agent representing Buyer and Seller.
 (4) acting as a designated agent where: _____
 _____ has been assigned to exclusively represent Buyer.
b. Seller's Broker is Hope Realty Team, Lc. and is:
 (1) representing Seller as a client.
 (2) working with Seller as a customer.
 (3) acting as a dual agent representing Buyer and Seller.
 (4) acting as a designated agent where: _____
 _____ has been assigned to exclusively represent Seller.
c. Material Relationship Disclosure: The material relationships required to be disclosed by either Broker are as follows:
Listing agent related to seller

11. Time Limit of Offer. The Offer set forth herein expires at 4 pm o'clock _____ m. on the date March 6, 2024.
 Buyer(s) Initials HO Seller(s) Initials RMS / JCS

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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: Hyacinth Davis Phone: 347-512-4027 Email: sophiadavis235@yahoo.com

Property Address: 3574 Boring Road, Decatur 30034

Tax Parcel ID: 15 092 03 014 Comm. District(s): 3 & 7 Acreage: 0.46

Existing Use: _____ Proposed Use: PCH for the elderly for 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- _____

Special Land Use Request(s): Personal care home for the elderly, up to 6.

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: _____ Review Calendar Dates: X 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 Specialist Date: 4/22/2024

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