

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

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

Date Received: 2/17/25 Application No: \_\_\_\_\_

APPLICANT NAME: Lakisha Irby

Daytime Phone: 803-402-9566 E-Mail: info@regalhomesol.com

Mailing Address: P.O. Box 484 Winnsboro, SC 29180

Owner Name: Lakisha Irby  
(If more than one owner, attach contact information for each owner)

Daytime Phone: 803-402-9566 E-Mail: info@regalhomesol.com

Mailing Address: P.O. Box 484 Winnsboro, SC 29180

SUBJECT PROPERTY ADDRESS OR LOCATION: 5346 Omalley Lane

Stone Mountain GA 30088 DeKalb County, GA 30088

Parcel ID: 180190319 Acreage or Square Feet: \_\_\_\_\_ Commission Districts: 487

Existing Zoning: A-100 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:  Agent: \_\_\_\_\_

Signature of Applicant: Lakisha Irby

**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**

- ✓ 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.
- ✓ 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 - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:**
  - ✓ A. **Application form** with name and address of applicant and owner, and address of subject property;
  - ✓ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
  - ✓ C. **Letter of application and impact analysis**
    - ✓ 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.
    - ✓ 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.
  - ✓ 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.
  - ✓ E. **Campaign disclosure statement** (required by State law).
  - ✓ 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.)*
  - ✓ 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
    - ✓ a. 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
    - ✓ 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.
  - ✓ H. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
  - ✓ I. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
  - ✓ J. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**



# ANNOUNCEMENT

Thank you for welcoming us to the neighborhood!



Dear Property Owner:

Dr. LaKisha Irby would like for you to join us at an in person meeting on Saturday February 1, 2025 from 10:00am-11:00am for fellowship and breakfast to discuss a proposed modification in Dekalb County for a special land use permit for the use as personal care home for the property located at 5346 Omalley Lane, Stone Mountain, GA 30088. Please feel free to contact us to RSVP at 833-471-0026.

We look forward to meeting you soon!

Regal Home Solutions, LLC

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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### 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. 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, 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. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- 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.
- E. 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 fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether 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; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

To whom it may concern:

The zoning proposal for 5346 O'Malley Lane Stone Mountain, GA 30088 is adequate in size of the site for the use contemplated land area 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. 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 not 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.

There is adequate of public services, public (or private) facilities, and utilities to serve the proposed use. There is adequate use of the public street on which the use is proposed to be located and there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area. There is adequate 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 fire or other emergency. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use. The proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. The proposed use is consistent with advances, there are no conflicts, or detracts from the policies of the comprehensive plan. There is adequate provision of refuse and service areas. The length of time for which the special land use permit is granted should not be limited in duration. 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; the proposed use will not create any shadow impact on any adjoining lot or building as a result of the proposed building height. The proposed use will not adversely affect historic buildings, sites, districts, or archaeological resources. The proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit. The proposed use would 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

**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.

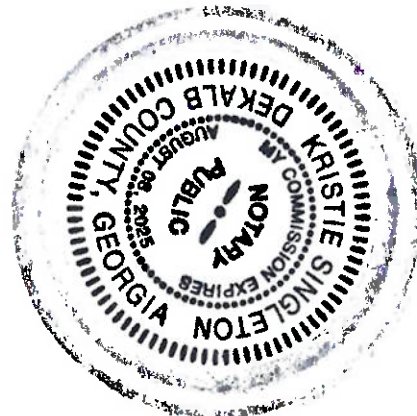
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Kristie Singletary  
Notary

[Signature] 11/15/25  
Signature of Applicant /Date

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

08/08/2025  
Expiration Date/ Seal



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

**GENERAL NOTES:**  
 1. This Plat has been prepared without the benefit of a current title report. Encumbrances or easements may exist that are not shown on this plat.  
 2. This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.  
 3. Underground utilities not shown herein may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.  
 4. No Goodale monuments were found within 500 feet of this site. This Plat has been prepared for the exclusive use of the person(s) or entities named herein.

FIELD DATA:  
 DATE OF FIELD SURVEY 1-29-25

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.01 FEET.

EQUIPMENT:  
 ELECTRONIC TOTAL STATION AND RBK OPS  
 GPS RECEIVER, TRIMBLE R73L  
 GN 334050404 RECEIVER  
 634070045 BAKK  
 NETWORK: TRIMBLE VRS NOW RTK (GNSS)

TOTAL AREA: 26,253.90 SQ. FT. 0.46 ACRES  
 CALCULATED PLAT CLOSURE: 1 FOOT IN 80,411.80 FEET

SURVEY DATA:  
 TYPE OF SURVEY: REINFORCEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DEKALB PG. 394  
 PROPERTY OWNER AT TIME OF SURVEY:  
 18 019 03 019  
 PARCEL NUMBER: BARBARA ROBINSON

REFERENCE: PLAT BOOK 81 PG 117

FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA (308000004) EFFECTIVE DATE: DECEMBER 8, 2015.

HORIZONTAL & VERTICAL DATUM:  
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011) GEORGIA STATE PLANE, WEST ZONE.  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988, ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.  
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRS/GNSS NETWORK.

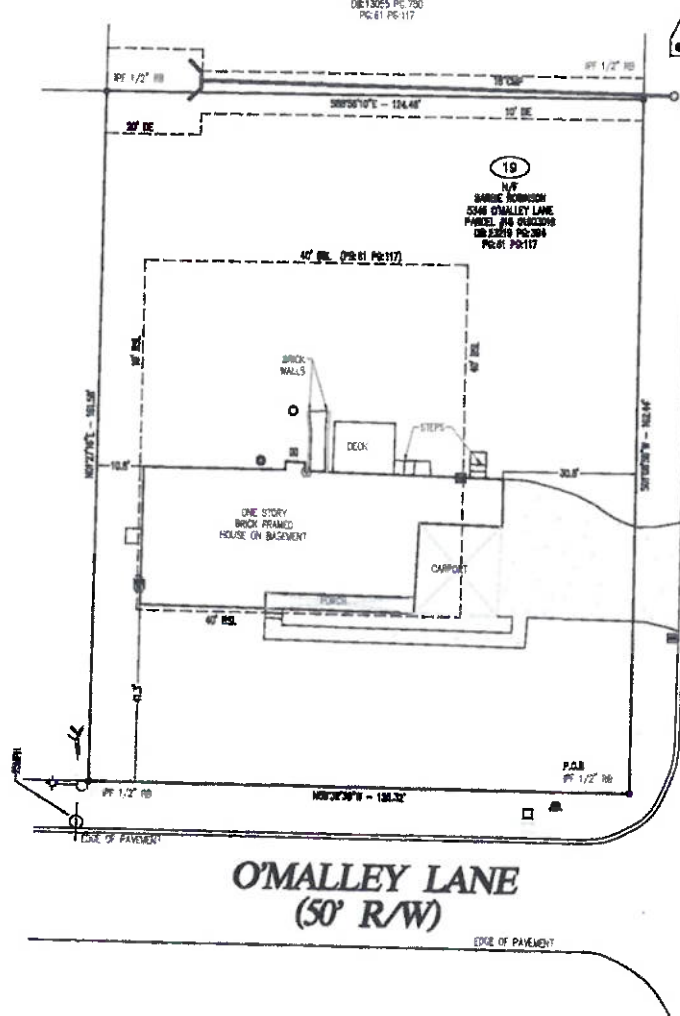
DEKALB COUNTY  
 ZONING: R-100  
 MINIMUM FRONT SETBACK: 40'  
 MINIMUM SIDE SETBACK: 10'  
 MINIMUM REAR SETBACK: 40'

This plat is a reinforcement 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, plat, or other instruments which created the parcel or parcels are stated herein. 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 15-8-67.

18  
 1/4  
 RUTH CAVANON  
 5336 O'MALLEY LANE  
 PARCEL #18 01903019  
 DEKALB PG. 394  
 PG. 81 PG. 117

18  
 1/4  
 RONALD ALLEN  
 5347 O'CONNOR COURT  
 PARCEL #18 01903019  
 DEKALB PG. 394  
 PG. 81 PG. 117

19  
 1/4  
 BARBARA ROBINSON  
 5346 O'MALLEY LANE  
 PARCEL #19 01903019  
 DEKALB PG. 394  
 PG. 81 PG. 117



OROURKE DRIVE  
 (50' R/W)

O'MALLEY LANE  
 (50' R/W)



LEGEND	
DL	BUILDING SETBACK LINE
DC	SEWERAGE EASEMENT (SHOWN)
DE	SAWNEY BENCH EASEMENT
ED	EDGE OF PAVEMENT (SHOWN)
EW	RIGHT OF WAY
EW	SEWERAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PFC	FIRST FLOOR ELEVATION
PFD	FIND ELEVATION
PFE	SECOND FLOOR ELEVATION
W	WIND WEATHER UP ELEV.
WFE	WIND TOWER FLOOR ELEVATION
PO	POWER POLE
RO	7' IRON REBAR SET
RO	IRON PIN FOUND
RO	BOLLARD
EP	EMERGENCY POWER
FP	FIRE HYDRANT
WM	WATER METER
WM	WATER VALVE
SM	SAND VALVE
SM	SAND METER
LP	LIGHT POLE
CP	CONCRETE PND
CB	TELEPHONE CARRIER
AC	AIR CONDITIONER UNIT
MB	MAIL BOX
CO	CLEAN OUT
SB	SAWNEY BENCH MARK
LC	LEFT WING CATCH BASIN
RC	RIGHT WING CATCH BASIN
BC	BIG WING CATCH BASIN
DP	DEEP PILE
ND	NEARBY

SCALE: 1"=40'

GRAPHIC SCALE - IN FEET

DESIGNED BY: SLEBROOK  
 SHEET NUMBER: 1 of 1  
 FILE NAME: 5346 O'MALLEY LANE

CLIENT: LAKISHA BRY  
 DATE: 2-6-2025  
 JOB NUMBER: SURV-2784

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**BOUNDARY SURVEY FOR**  
**MOUNTAIN WOODS**  
**BLOCK E - LOT 19**  
**5346 O'MALLEY LANE**  
 LAND LOT 19 - 18TH DISTRICT  
 UNINCORPORATED DEKALB COUNTY, GEORGIA.  
 N E 1/4 19 18 W 5

**KEYSTONE LAND SURVEYING, INC.**  
 202 WEST CROGAN STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 770.548.8700  
 www.keystonelandsurveying.com

2-6-2025  
 GEORGIA  
 SURVEYOR  
 No. 3077  
 PATRICK F. CAGLEY

FOR  
 KEYSTONE LAND SURVEYING, INC.  
 www.keystonelandsurveying.com





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: LaKisha Irby Phone: 803-402-9566 Email: info@regalhomesol.com

Property Address: 5346 Omalley Lane, Stone Mountain 30088

Tax Parcel ID: 18 019 03 019 Comm. District(s): 4 & 7 Acreage: 0.46

Existing Use: PCH Proposed Use: PCH, more than 6

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

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

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

Rezoning Request: Personal care home, more than 6.

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): \_\_\_\_\_

**Major Modification:**

Existing Case Number(s): None

Condition(s) to be modified:

N/A