



DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: 2/17/25 Application No: 1247425

Applicant Name: Lakisha Irby

Applicant E-Mail Address: info@regulhonesol.com

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

Applicant Daytime Phone: 803-402-9566 Fax: 803-815-1308

Owner Name: Lakisha Irby
If more than one owner, attach list of owners.

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

Owner Daytime Phone: 803-402-9566

Address of Subject Property: 5346 Omalley Lane Stone Mountain
GA 30088

Parcel ID#: 1801903019

Acreage: .46 Commission District: 4d7

Present Zoning District(s): _____

Proposed Zoning District: _____

Present Land Use Designation: A-100

Proposed Land Use Designation (if applicable): _____

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

REZONING APPLICATION CHECKLIST

Email one (1) copy of your application as one (1) PDF file to Planner. Submit application through our online portal
www.epermits.dekalbcountyga.gov

You MUST email us that you've submitted the application online. For questions, email: plansustain@dekalbcountyga.gov

- ✓ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain Pre-Application form (to be completed in pre-application meeting). 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** (Email to planner and submit onlineepermits.dekalbcountyga.gov 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. 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.
 - ✓ 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.)



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: 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

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

IMPACT ANALYSIS

(Please respond to the following standards and factors on a separate sheet.)

Section 27-7.3.5. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:

- A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.
- B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.
- C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.
- D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby properties.
- E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.
- F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.
- G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
- H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

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

Impact Analysis

To whom it may concern:

The zoning proposal for 5346 O'Malley Lane Stone Mountain, GA 30088 is in conformity with the policy and intent of the Comprehensive Plan. The zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties. The property to be affected by the zoning proposal has a reasonable economic use as currently zoned. The zoning proposal will not adversely affect the existing use or usability of adjacent or nearby properties. There are no other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal. The zoning proposal will not adversely affect historic building, sites, districts, or archaeological resources. The zoning proposal will not result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools. The zoning proposal will not adversely impact the environment or surrounding natural resources.

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.

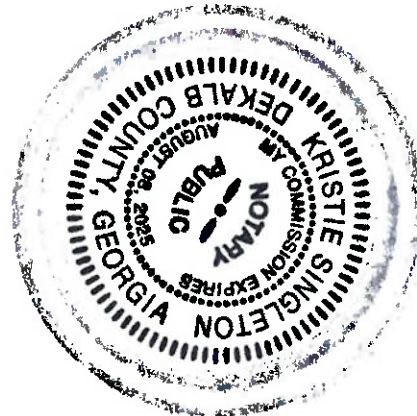
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Kristie Singleton
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 survey. Exemptions for current survey requirements that are not shown on this Plat.
- 2) This plat is subject to any future survey that may establish another boundary or easement, whether or not shown hereon.
- 3) The plat is subject to any future survey that may establish another boundary or easement, whether or not shown hereon.
- 4) The boundaries shown hereon are not shown with responsibility for maintenance or preservation of any such easements.
- 5) The boundaries shown hereon are not shown with responsibility for maintenance or preservation of any such easements.

4) This boundary measurement was taken with DSD that is in compliance with 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 47-2-57.

FIELD DATA
 DATE OF FIELD SURVEY: 1-28-23

THE CALCULATED POSITION, DISTANCE, BEARING, AREA, AND PERCENT AREA MEASUREMENTS OF ALL AREAS SHOWN ON THIS PLAT TO BE SHOWN.

COMMENTS:
 ELECTRONIC TOTAL STATION AND PRT GPS USED FOR LOCATION.
 BEARING: 288.8107 DEGS.
 DISTANCE: 11.9113 METERS.
 BEARING: 288.8107 DEGS.

CALCULATED PLAT CLOSURE: 1.000 N. 0.0411' 0.111'

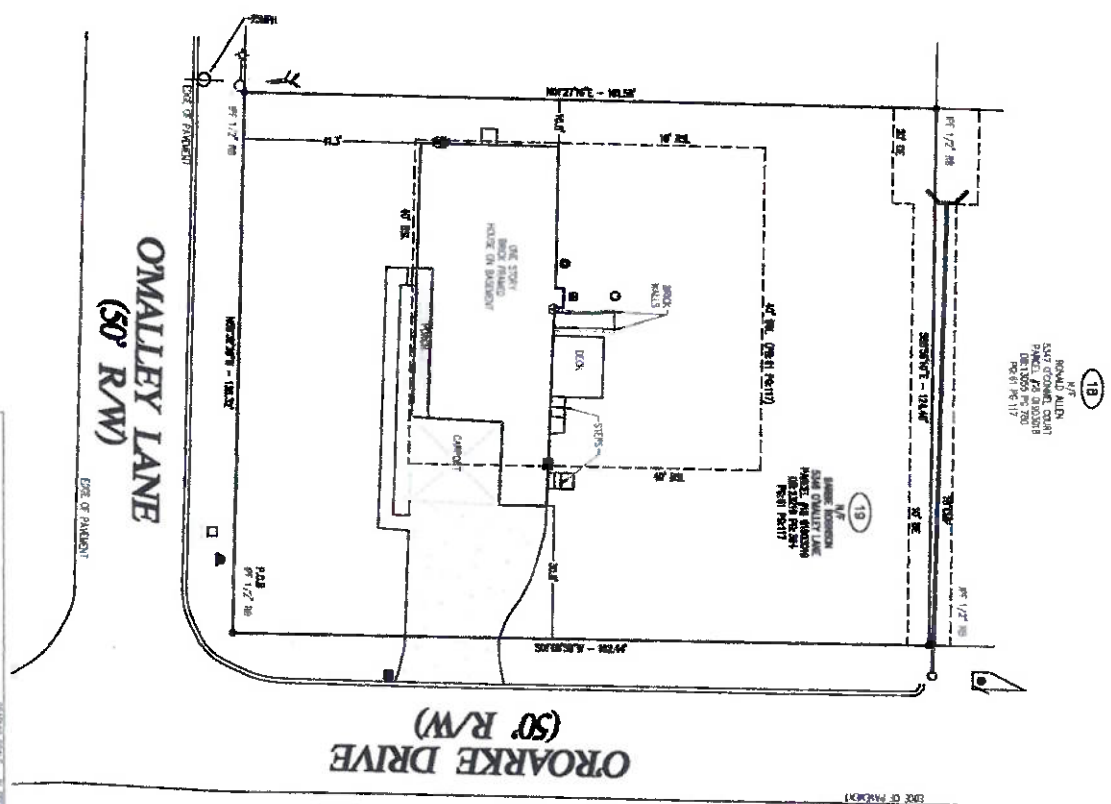
SURVEY DATA:
 TYPE OF SURVEY: RECONCILIATION
 SOURCE OF THIS INFORMATION FOR QUALITY CONTROL: FIELD MEASUREMENTS AND PROPERTY RECORDS AT THE SURVEY.
 DATE OF SURVEY: 1-28-23
 PROJECT: RECONCILIATION SURVEY

PROPERTY:
 SECTION: 16
 TOWNSHIP: 34 N
 RANGE: 48 W
 COUNTY: DEKALB COUNTY, GEORGIA
 THE DATA FOR THIS SURVEY IS FROM THE DEKALB COUNTY RECORDS.

ADJACENT PROPERTY:
 TO THE NORTH: NORTH AMERICAN DRIVE OF 100' (200') DEKALB COUNTY PLAT, WEST SIDE.
 TO THE SOUTH: 100' DEKALB COUNTY PLAT, WEST SIDE.
 TO THE EAST: 100' DEKALB COUNTY PLAT, WEST SIDE.
 TO THE WEST: 100' DEKALB COUNTY PLAT, WEST SIDE.

SCALE:
 1" = 40'

KEYSTONE LAND SURVEYING, INC.
 760 WEST GORDON STREET
 UNDERCREEK, GEORGIA 30086
 770.545.8700
 www.keystoneinc.com



SCALE: 1" = 40'	DESIGNED BY: SEB/DR	SHEET NUMBER: 1 of 1	FILE NAME: 5346 O'MALLEY LANE	DATE: 1-28-2023
KEYSTONE LAND SURVEYING, INC. 760 WEST GORDON STREET UNDERCREEK, GEORGIA 30086 770.545.8700 www.keystoneinc.com	BOUNDARY SURVEY FOR MOUNTAIN WOODS BLDG. E - LOT 19 5346 O'MALLEY LANE UNINCORPORATED DEKALB COUNTY, GEORGIA		DATE: 1-28-2023	DATE: 1-28-2023
	KEYSTONE LAND SURVEYING, INC. 760 WEST GORDON STREET UNDERCREEK, GEORGIA 30086 770.545.8700 www.keystoneinc.com			

3-4-2023
 1:10 PM
 34 N 48 W
 DEKALB COUNTY
 REGISTRATION NO. 11182

KEYSTONE LAND SURVEYING, INC.
 760 WEST GORDON STREET
 UNDERCREEK, GEORGIA 30086
 770.545.8700
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