

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Sterling Social Services, LLC for a Special Land Use Permit (SLUP) to allow for a personal care home, up to six (6) in the R-100 (Residential Medium Lot-100) zoning district, at 3195 Kelly Chapel Road.

PETITION NO: D9-2024-1438 SLUP-25-1247288

PROPOSED USE: Personal care home, up to six (6).

LOCATION: 3195 Kelly Chapel Road, Decatur, Georgia 30034

PARCEL NO. : 15 094 07 023

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Sterling Social Services, LLC for a Special Land Use Permit (SLUP) to allow for a personal care home, up to six (6) in the R-100 (Residential Medium Lot-100) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 2024) Full cycle deferral.

PLANNING COMMISSION: (January 2025) Approval with one (1) condition.

PLANNING STAFF: Approval.

STAFF ANALYSIS: The Special Land Use Permit (SLUP) application for a Child Care Institution (CCI) at 3195 Kelley Chapel Road is intended to house up to six children within a property that spans .5 acres (21,000 square feet). The primary structure, sized at 2,343 square feet, is adequate to meet housing needs. Additionally, parking requirements are minimal and well-accommodated. Overall, the property size and configuration meet all necessary zoning requirements, including those for yards, open space, and buffer zones. The property is located within an R-100 zoning district with a Suburban (SUB) Character Area designation, making it an appropriate site for a CCI. The proposed use is not expected to generate additional traffic, noise, smoke, odor, dust, or vibration, thereby maintaining harmony with adjacent land uses. As the institution will operate 24 hours daily to supervise children, no adverse impacts during off-hours are anticipated. Public services, facilities, and utilities have been assessed and found sufficient to serve the proposed use without significant additional demand. The property has direct access to Kelley Chapel Road, an arterial street, and Casa Loma Drive, a local road. A double driveway ensures safe and efficient ingress and egress, with adequate traffic-carrying capacity to prevent congestion. Measures for pedestrian and vehicular safety, as well as emergency access, are well-established. Further review confirms that the proposed use aligns with the policies of the comprehensive plan. Located in a Suburban land use area, the CCI supports the region's goals of providing essential services and increasing housing density in an appropriately zoned district (Page 41 – Land Use Compatibility). The institution's design and scale are proportionate to the property and surrounding area, and no shadow impacts on neighboring properties are anticipated. Additionally, the proposal satisfies all supplemental regulations for a SLUP, including maintaining a 1,000-foot distance from other personal care homes or childcare institutions. In conclusion, the proposed Child Care Institution meets all zoning ordinance requirements, advances the goals of the comprehensive plan, and addresses the needs of the neighborhood and broader community. Therefore, staff recommends *"Approval"*.

PLANNING COMMISSION VOTE: (January 7, 2025) Approval with one (1) condition 8-0-1. Jan Costello moved, Edward Patton seconded for approval with the condition that the SLUP be renewed after two (2) years of operation. Vivian Moore abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION (December 2024) Full cycle deferral 8-0-0 with the recommendation that the applicant should have another, more inclusive community meeting.



Planning Commission Hearing Date: January 7, 2025

Board of Commissioners Hearing Date: March 27, 2025

STAFF ANALYSIS

Case No.:	SLUP-25-1247288	File ID#: 2024-1438
Address:	3195 Kelley Chapel Road Decatur, GA 30034	Commission District: 03 Super District: 07
Parcel ID(s):	15 094 07 023	
Request:	Special Land Use Permit (SLUP) to allow for a Child Care Institution (CCI), up to six (6) in the R-100 (Residential Medium Lot-100) zoning district.	
Property Owner(s):	Glennis Jackson and Cassandra Davis	
Applicant/Agent:	Sterling Social Services LLC	
Acreage:	0.5 Acres	
Existing Land Use:	Single-Family Residential	
Surrounding Properties:	North: R-100 (Residential Medium Lot-100) East: R-100 South: R-100 West: R-100	
Comprehensive Plan:	SUB (Suburban)	Consistent X Inconsistent

Staff Recommendation: Approval.

The Special Land Use Permit (SLUP) application for a Child Care Institution (CCI) at 3195 Kelley Chapel Road is intended to house up to six children within a property that spans .5 acres (21,000 square feet). The primary structure, sized at 2,343 square feet, is adequate to meet housing needs. Additionally, parking requirements are minimal and well-accommodated. Overall, the property size and configuration meet all necessary zoning requirements, including those for yards, open space, and buffer zones.

The property is located within an R-100 zoning district with a Suburban (SUB) Character Area designation, making it an appropriate site for a CCI. The proposed use is not expected to generate additional traffic, noise, smoke, odor, dust, or vibration, thereby maintaining harmony with adjacent land uses. As the institution will operate 24 hours daily to supervise children, no adverse impacts during off-hours are anticipated.

Public services, facilities, and utilities have been assessed and found sufficient to serve the proposed use without significant additional demand. The property has direct access to Kelley Chapel Road, an arterial street, and Casa Loma Drive, a local road. A double driveway ensures safe and efficient ingress and egress,

with adequate traffic-carrying capacity to prevent congestion. Measures for pedestrian and vehicular safety, as well as emergency access, are well-established.

Further review confirms that the proposed use aligns with the policies of the comprehensive plan. Located in a Suburban land use area, the CCI supports the region's goals of providing essential services and increasing housing density in an appropriately zoned district (Page 41 – Land Use Compatibility). The institution's design and scale are proportionate to the property and surrounding area, and no shadow impacts on neighboring properties are anticipated. Additionally, the proposal satisfies all supplemental regulations for a SLUP, including maintaining a 1,000-foot distance from other personal care homes or child care institutions.

In conclusion, the proposed Child Care Institution meets all zoning ordinance requirements, advances the goals of the comprehensive plan, and addresses the needs of the neighborhood and broader community. Therefore, staff recommends "*Approval*" of the SLUP.



ZONING COMMENTS – DECEMBER 2024

N1. SLUP-25-1247288 - 3195 Kelly Chapel Road- No Comments

N2. SLUP-25-1247279 - 3110 E Ponce De Leon Ave. - E Ponce de Leon is classified as a minor arterial. Aldridge Ave is classified as local street. Property is within the Scottdale Overlay District Tier 1. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. E Ponce de Leon is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip (at least 5 feet must be from back of curb to the sidewalk/path) with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Aldridge Ave is classified as local street. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N3. SLUP-25-1247277 - 5644 Memorial Drive - If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N4. SLUP-25-1247206 - 5099 Memorial Drive - No comments. If a LDP is requested, GDOT review and approval is required prior to permitting. Memorial Drive is classified as a major arterial. Doyal Mills Court is classified as a local road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Memorial Drive is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip and a 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Doyal Mills Court is classified as a local road. Doyal Mills Court is classified as a local road. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N5. CZ-25-1247294 - 7778 Pleasant Hills Road, etc. - Phase 1 has 182 lots and requires 3 access points (Sec. 14-200 (5)). Verify the reserved secondary access point meets the minimum spacing outlined in 14-200 (6) and has the required sight distance. Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Pleasant Hill Road is a classified as a minor arterial (45MPH). Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov). Pleasant Hill Trial is classified as a local road. Requires a right of way dedication to 27.5 from centerline OR such that all public infrastructure is within right of

way, whichever greater. Pleasant Hill Trail must be constructed to county standards on your side of the road from the centerline along the proposed development's frontage. Requires a 12-foot lane with curb and gutter. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). All proposed interior public streets require a right of way of 55 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all driveways meet ADA crossing slope requirements at point of crossing and that vehicles will not block sidewalk when parked in the driveway. Verify all intersections/driveways meet AASHTO sight distance requirements. No poles may remain within the limits of the path/sidewalk.

N6. & N7. Z-25-1247293 & SLUP-25-1247295 - 3298 & 3272 Fayetteville Road - Coordination with the Transportation Division of Public Works is required due to an adjacent intersection project. Dedicate all necessary right of way and easements for the proposed roundabout project at the intersection of Bailey St/Fleetwood Rd/Fayetteville Rd/Woodstock Rd. Coordinate required right of way infrastructure improvements with Patrece Keeter (pgkeeter@dekalbcountyga.gov) prior to permitting to eliminate potential conflicts and/or removals. (We do not want you to build it and then we remove it with our project.) Please see infrastructure requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Fayetteville Road is classified as a minor arterial. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires at least an 11-foot travel lane with curb and gutter. Requires a 10-foot landscape strip (with at least 5 feet between the back of curb and the sidewalk/path), 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov). Fleetwood Drive is classified as a local road. Require a right of way dedication of 27.5 feet OR such that all public infrastructure is within right of way, whichever greater. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N8. SLUP-25-1247287 - 1102 Stewart Mill Road - Stewart Mill Road is classified as a collector road. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

N9. CZ-25-1246771 - 4015 Flat Shoals Parkway - Soapstone Historic District. I-20 Overlay District Tier 2. Developer is responsible for all requirements noted in the GRTA Notice of Decision for DRI 4109, Attachment A (see below)- . Major points: Provide pedestrian connection to the Michelle Obama Trail, Provide grading and concrete work for MARTA bus stop upgrades, Provide a mid-block pedestrian crossing with enhancements (most likely a pedestrian hybrid beacon based on number of lanes and speed limit) at MARTA bus stop crossing location, and noted right turn lanes. Flat Shoals Parkway is SR 155. Prior to permitting, GDOT District 7 review and approval is required. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets to be privately owned and maintained. Flat Shoals Parkway is classified as a major arterial. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hefowler@dekalbcountyga.gov) Clifton Springs Road is classified as a minor arterial. Please ask assigned planner for the infrastructure requirements within the overlay district. Where overlay is silent- the Zoning Code and Land Development Codes are applied. If a Land Development Permit is required for this project- please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot

landscape strip with 6-foot sidewalk with 4-foot bike lanes OR (preferred) 10-foot multiuse path in lieu of sidewalk and bike lane. Street Lighting required. (hcfowler@dekalbcountyga.gov) No poles may remain within the limits of the path/sidewalk. Verify all intersections/driveways meet AASHTO sight distance requirements.

General Conditions

General Conditions of Approval to GRTA Notice of Decision:

- Pedestrian, Bicycle and Transit Facilities
- Provide pedestrian and bicycle connectivity between all buildings, uses, and existing and future pedestrian access points.
- Provide pedestrian sidewalks along all property frontage on Flat Shoals Parkway and Clifton Springs Road.
- Provide pedestrian crosswalks across the private internal roadways at all driveways and intersections.
- Coordinate with Dekalb County to provide alternative mode infrastructure on site to meet the alternative mode reduction rate.
- Coordinate with the county to provide pedestrian connectivity to the Michelle Obama Walking Trail.
- Provide bicycle racks at all amenity centers, retail, residential, commercial, and office developments.
- Provide illuminated sidewalks along both sides of all internal roadways to connect all buildings and uses.
- Coordinate with Dekalb County to ensure that all sidewalk widths, vegetative buffers, and street tree requirements are met.
- Provide pedestrian and bicycle connectivity to the greater transportation network through coordination and as required by DeKalb County.
- MARTA will Provide bus shelters with seating, lighting, and real-time bus arrival information. In coordination with MARTA the developer will provide the grading, concrete work, and enhanced crosswalks at the designated bus stop locations to ensure proper accessibility and safety for pedestrians.
- Provide a mid-block pedestrian crossing with enhancements, such as Rectangular Rapid Flashing Beacons (RRFBs), in the vicinity of the site and for access to MARTA bus stops at the location determined in coordination with DeKalb County and MARTA.

Development Intensity and Use

Coordinate with DeKalb County to provide a mix of residential and non-residential uses on site to meet the Mixed-Use Reduction Rates. The design features incorporated in the Site Plan must maintain and justify the application of mixed-use reductions.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Site Driveway A: Full access driveway on Clifton Springs Road aligned with the main driveway of DeKalb Community Service Board (Intersection 7).

- Stop control on side street.
- Construct a full-movement driveway with one (1) ingress lane entering the site and two (2) egress lanes exiting the site.

Site Driveway B: Existing QuikTrip full access driveway on Clifton Springs Road (Intersection 5).

- Stop control on side street.
- Consider converting the existing full-movement driveway utilized by QuikTrip to a right-in/right-out (RIRO) driveway subject to access agreements currently in place with QuikTrip.
- Provide an exclusive eastbound right-turn deceleration lane along Clifton Springs Road.

Site Driveway C: Existing QuikTrip full access driveway on Flat Shoals Parkway (SR 155).

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting.
- All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc.
- If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- One receiving and one exiting lane for right-in, right-out access to/from Flat Shoals Parkway (SR 155).
- Design subject to approval from DeKalb County and GDOT.

Site Driveway D: Full access driveway on Flat Shoals Parkway (SR 155) (Intersection 8)

- All access points and encroachments on GDOT ROW will need to be in compliance with the latest version of the GDOT encroachment manual at the time of permitting. All access points will need to include required driveway spacing, decel lane lengths, appropriate turn restriction designs, radius to safely accommodate site traffic, bike/ped needs, etc. If proposed driveways cannot meet GDOT standards, then access points need to be removed or revised to mitigate the standards not met.
- Stop control on side street, or as approved by GDOT.
- Construct a right-in/right-out (RIRO) driveway with one (1) ingress lane entering the site and one (1) egress lane exiting the site, per the approved GDOT driveway permit.
- Provide an exclusive southbound right-turn deceleration lane along Flat Shoals Parkway (SR 155).



11/27/2024

To: Ms. LaSondra
From: Ryan Cira, Director of Environmental Health
Cc: Alan Gaines, Deputy Director, Environmental Health
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundry
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900. Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to the sidewalk for the bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.



N1.2024-1428 **SLUP-25-124728 15 094 07 023**

3195 Kelly Chapel Road, Decatur, GA 30034

- PLEASE REVIEW GENERAL COMMENTS
- SEPTIC INSTALLED 7/3/64

- DeKalb Public Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N2.202401439 **SLUP-25-1247279 18 009 05 003**

3110 EAST PONCE DE LEON AVE., SCOTTTDALE, GA 30079

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY

N3. 2024-1440 **SLUP-25-1247277 18 070 01 015**

5644 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATE ON THIS PROPERTY

N4. 2024-1441 **SLUP-25-1247296 18 043 02 081**

5099 MEMORIAL DRIVE, STONE MOUNTAIN, GA 30083

- PLEASE REVIEW GENERAL COMMENTS
- NO SEPTIC INDICATED ON THIS PROPERTY FROM THIS OFFICE



N5. 2024-1441

SLUP CZ-25-1247296 18 043 02 081

7778/1716/7900/7860/8042/7956/ AND 7890 PLEASANT HILL ROAD, LITHONIA, GA

- PLEASE REVIEW GENERAL COMMENTS

- NO SEPTIC INDICATED ON THE ABOVE PROPERTIES. INDICATIONS OF SEPTIC ON 7900

N6. 202401442

Z-25-1247293 15 080 05 002 & 15 080 05 013

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

- SEPTIC INSTALLED ON 9/9/24

N7. 2024-1444

SLUP-25-1247295 15 080 05 002 & 15 080 05 013

3298 & 3272 FAYETTEVILLE ROAD, ATLANTA, GA 30316

- PLEASE REVIEW GENERAL COMMENTS

N8. 2024-1445

SLUP-25-1247287 18 079 02 004

1102 STEWART MILL ROAD, STONE MOUNTAIN, GA 30087

- PLEASE REVIEW GENERAL COMMENTS

N9-2024-1496

CZ-25-1246771 15 090 01 021

4015 FLAT SHOALS PARKWAY, DECATUR, GA 30034

-PLEASE REVIEW GENERAL COMMENTS

- NO INDICATION OF SEPTIC INSTALLATION ON THIS PROPERTY FROM THIS PROPERTY

DeKalb Public Health

445 Winn Way – Box 987

Decatur, GA 30030

404.294.3700 • www.dekalbhealth.net



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247288 Parcel I.D. #s: B-094 07-023
 Address: 3195 Kelley Chapel Road
Decatur, Georgia 30034

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____
 Latest Count (TPD) _____
 Hourly Capacity (VPH) _____
 Peak Hour. Volume (VPH) _____
 Existing number of traffic lanes _____
 Existing right of way width _____
 Proposed number of traffic lanes _____
 Proposed right of way width _____

Capacity (TPD) _____
 Latest Count (TPD) _____
 Hourly Capacity (VPH) _____
 Peak Hour. Volume (VPH) _____
 Existing number of traffic lanes _____
 Existing right of way width _____
 Proposed number of traffic lanes _____
 Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS: Did not see any traffic engineering concerns at this time.

Signature: Russell



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____ Parcel I.D. #: _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ If no, distance to nearest line: _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) Current Flow: _____ (MGPD)

COMMENTS:

Signature: _____



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

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 the project, ask questions, and voice your opinion at the following community meeting:

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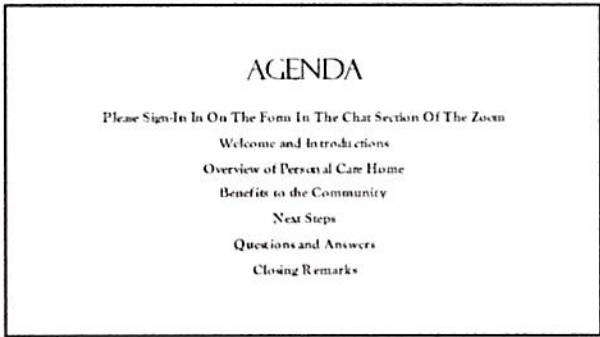
Meeting ID: 740 5086 6484

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.

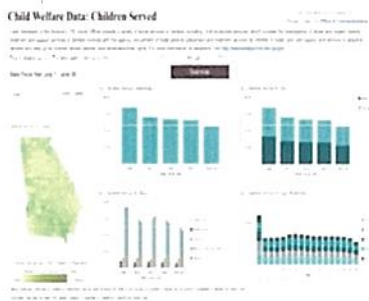
WHAT THIS PERSONAL CARE HOME WILL PROVIDE

- **Support of At-Risk Youth:** Many youth people from the inner city have a high level of risk and need the support of a safe and structured environment to help them attain their full potential.
- **Mental Health Services:** Many youth in our community have mental health issues. They need mental health services and support to help them overcome their mental health issues and live a more productive life.
- **Educational Opportunities:** Many youth have limited educational opportunities and need support to help them attain their full potential.
- **Job Skills Training:** Many youth have limited job skills and need support to help them attain their full potential.
- **Substance Abuse Support:** Many youth have limited support to help them overcome their substance abuse issues and live a more productive life.
- **Family Reunification:** Many youth have limited support to help them reunite with their families and live a more productive life.
- **Community Involvement:** Many youth have limited support to help them become active members of their communities and live a more productive life.
- **Personalized Care:** Many youth have limited support to help them receive personalized care and live a more productive life.

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 Anne S. Casey Foundation's Transitioning 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 Cowthron)
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:

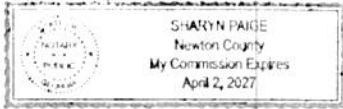
3195 Kelley Chapel Road, Decatur, Georgia 30034

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?

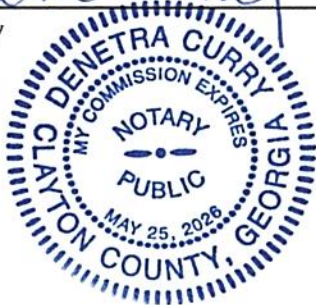
Yes _____ No X *

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:

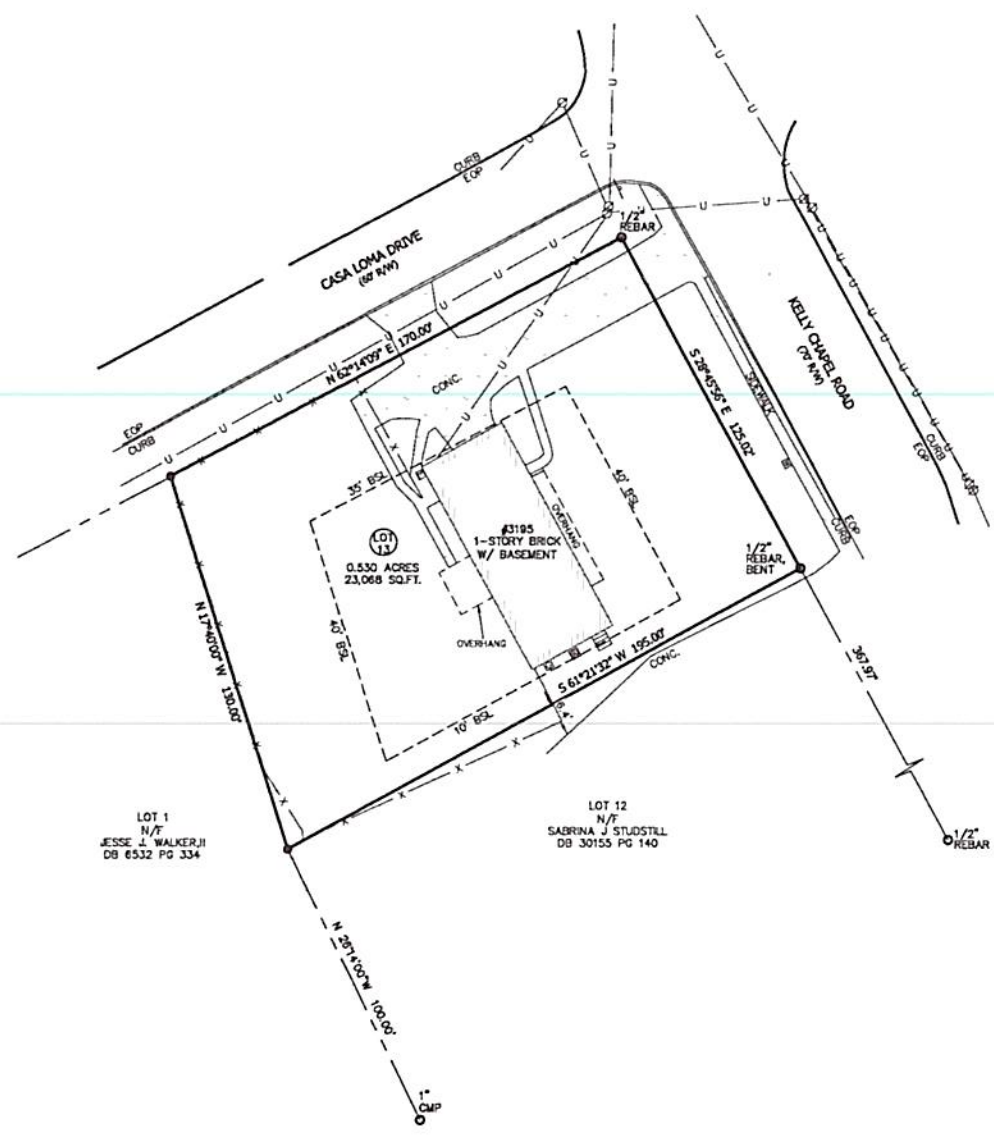
1. ALL DISTANCES ARE HORIZONTAL GROUND, IN US SURVEY FEET.
2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY.

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

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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 2906

10/25/2024
DATE



FOR THIS FIRM
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NOT VALID WITHOUT
ORIGINAL SIGNATURE

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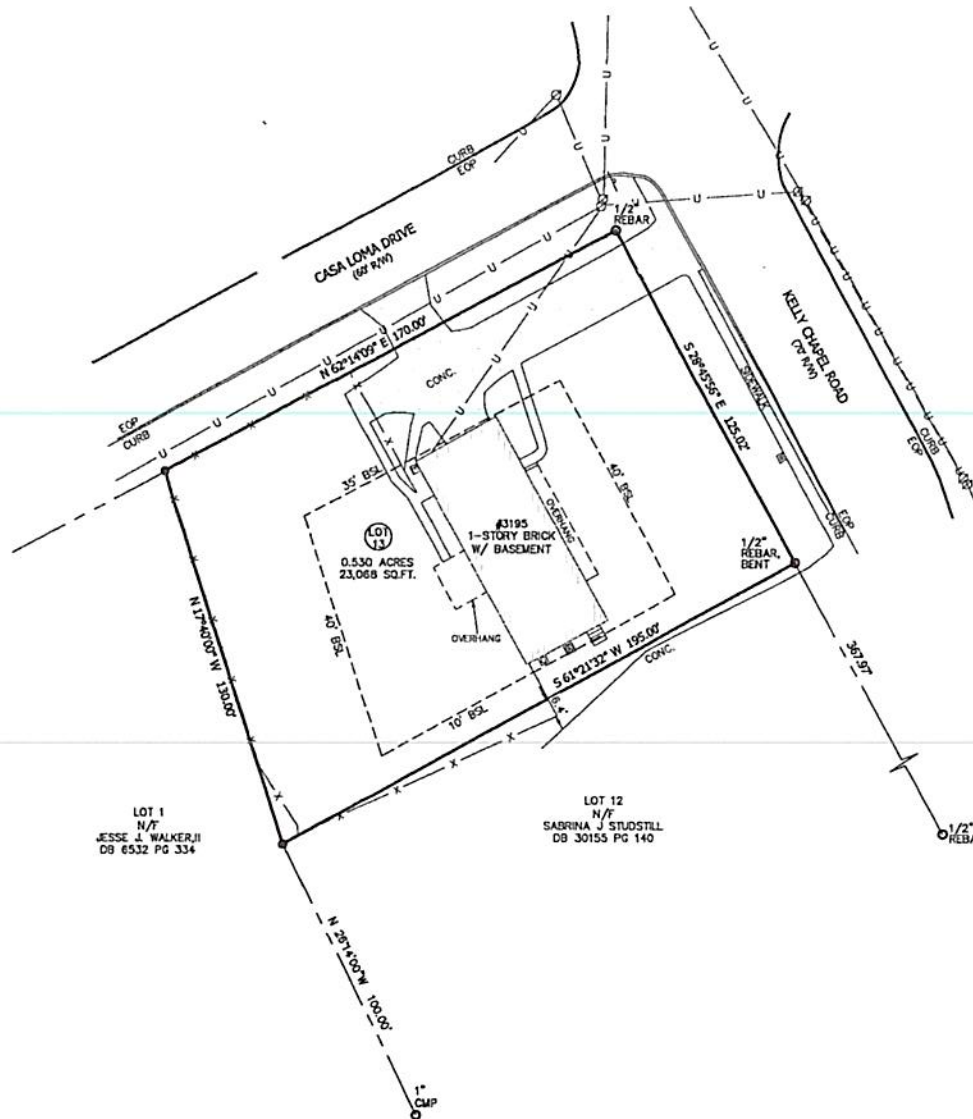
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ZONING INFORMATION:
R-100
(RESIDENTIAL MEDIUM LOT-100)

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

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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 | □ CABLE 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 | △ SIGN | CONC. 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 | DB DEED BOOK |
| | □ DRAINAGE INLET | -G- GAS LINE | R/W RIGHT-OF-WAY | PB PLAT BOOK |
| | | -C- CABLE LINE | C.B. CATCH BASIN | PG PAGE |

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

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

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PROJECT
26989-01

SHEET
1 OF 1

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



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 X

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

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X

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

Special Land Use Permit: Yes X 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

Professional Experience

Sterling Social Services is proudly owned and operated by a team of dedicated community counselors with a deep passion for educating, mentoring, and supporting children and young adults, ranging from ages 5 to adulthood. With a wealth of experience and a commitment to making a positive impact, our owners are driven by the belief that every child deserves the opportunity to grow, thrive, and reach their full potential. Through personalized counseling, educational programs, and community-focused initiatives, we are committed to empowering youth and fostering lasting success in all aspects of their lives.

Attached are the licenses, certificates, and resumes of our owners, demonstrating the level of expertise and experience that each brings to Sterling Social Services. These credentials reflect our commitment to providing the highest standard of care and support for the children, families, and communities we serve.

Cassandra Davis, Ed.S

A highly qualified leader with a wealth of experience and expertise in the areas of Youth Policies, Leadership, Special Education, and Positive Behavioral Interventions and Supports.

PROFESSIONAL EXPERIENCES

School Administrator, Principal; 2017- Present

Serve as a part of a highly acclaimed educational organization consisting of over 95,000 students focused on improving student achievement for all students. Facilitate the sharing of organizational goals and objectives to stakeholders. Evaluate program effectiveness through various data analysis measures. Supervise and support 120+ staff members with ongoing monitoring and feedback. Utilize innovation to drive organizational success.

KEY CONTRIBUTIONS

- Effectively forged partnership with local, state, and national officials to support early childhood development resulting in 75% increase in community partnerships
- Develop policies and procedures ensuring quality services for children and families
- Extensive experience with both state and federal grant, keen ability to anticipate issues and execute support when and where needed
- Proven track record of assessing the effectiveness of programs and ensuring 100% compliance with all regulations
- Provide recommendations to upper management that have been utilized to drive positive results
- Received over \$700,000 in federal and state grant funds
- Devised and led the rebranding initiative intended to change the reputation, climate, and trajectory of the organization and its stakeholders
- Manage the performance of a staff comprised of over 120 total employees

Coordinating Supervisor-Region 1; 2014 to 2017

Provided leadership for all aspects of administration, fiscal management, and instruction at the Elementary, Middle, and High School level. Ensured that instructional and behavioral outcomes were achieved.

KEY CONTRIBUTIONS

- Lead organization to achieving Operational status on Positive Behavioral Intervention Supports
- Responsible for over 40% reduction in overall office discipline referrals within one year
- Implemented the support of wrap around services for students with Emotional Behavioral Disorders and provide oversight and guidance to the school counseling and mentoring program
- Assisted with managing budget and purchasing instructional materials for various sites
- Provided staff development and in-services district wide

School Counselor; 2010 to 2014

Worked collaboratively with all stakeholders to meet the needs of the whole child. Promoted the growth and development of students academically, socially, and emotionally. Forged key partnerships within the school community to aid in supporting the academic achievement of students.

Special Education Teacher; 2005 to 2010

Designed lesson plans and provided data-driven instruction for all content areas. Monitored academic performance and provided additional intensive instruction to identified students. Provided quality learning experiences for students served in a special education classroom setting. Built relationships with students, staff, and parents that fostered both trust and transparency.

EDUCATION AND CERTIFICATIONS

Highly Qualified Leader certified in the following areas: Educational Leadership, Special Education Adapted & General Curriculum, Special Education Cognitive Level -All Subjects (T-6), & School Counseling (S-G) State of Georgia: Georgia Professional Standards Commission

- Educational Specialist in Educational Leadership
University of West Georgia, Carrollton, Georgia
- Educational Specialist in Curriculum and Instruction
Lincoln Memorial University, Harrogate, Tennessee
- Master of Education in School Counseling
University of West Alabama, Livingston, Alabama
- Bachelor of Science in Special Education with a concentration on Mental Retardation
Albany State University, Albany Georgia

- Leadership:
 - Governor's School Leadership Academy 2019-2020
- Professional Organizations and Civic Engagement:
 - Principal's Advisory Council Member: Chapel Hill Middle School 2021-2022
 - Georgia Council of Administrator of Special Education (GCASE) 2014-present
 - Georgia Association of Educational Leaders 2014-present
 - Kappa Delta Pi 2004-present
 - Member of National Education Association 2004- present
 - Alpha Kappa Alpha Sorority, Inc. 2004-present
 - Volunteer Experience: Cancer Treatment Centers of America, DeKalb County Parks and Recreation, Dresses for Girls in Africa, Toys for Tots, and Pruitt Nursing Facility



GEORGIA EDUCATOR CERTIFICATE

Georgia Professional Standards Commission
200 Piedmont Avenue, Suite 1716
Atlanta, GA 30334-9032

The Georgia Professional Standards Commission affirms that this individual has met the requirements for a Georgia Educator Certificate as indicated.

Cassandra Lewis Davis
3210 Kings Bay Circle
Decatur, GA 30034

Certificate Number 646368	Date Printed 12/16/2024
Certificate Level 6	Effective Date 7/29/2011

Title/Type	Field	Validity Period
PRL	EDUCATIONAL LEADERSHIP - TIER II [FLD710]	07/01/21 TO 06/30/26

The Performance-Based Professional leadership certificate is a Georgia professional certificate issued to educators who have completed all requirements for professional certification in a leadership field, including applicable Special Georgia Requirements. It is only issued to those educators who have completed a GaPSC-approved performance-based preparation program in Educational Leadership.

SRS	SCHOOL COUNSELING (P-12) [FLD709]	07/01/21 TO 06/30/26
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The Standard Professional service certificate is issued to Georgia educators who have met all requirements for professional certification in a service field, including applicable Special Georgia Requirements.

SRT	SP ED ADAPTED CURRICULUM (P-12) CONSULTATIVE [FLD805]	07/01/21 TO 06/30/26
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SRT	SP ED GENERAL CURRICULUM (P-12) CONSULTATIVE [FLD798]	07/01/21 TO 06/30/26
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SRT	SP ED LANGUAGE ARTS COGNITIVE LEVEL (P-5, 4-8) [FLD931]	07/01/21 TO 06/30/26
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SRT	SP ED MATH COGNITIVE LEVEL (P-5, 4-8) [FLD911]	07/01/21 TO 06/30/26
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SRT	SP ED SCIENCE COGNITIVE LEVEL (P-5, 4-8) [FLD921]	07/01/21 TO 06/30/26
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SRT	SP ED SOCIAL SCIENCE COGNITIVE LEVEL (P-5, 4-8, 6-12) [FLD942]	07/01/21 TO 06/30/26
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The Standard Professional teaching certificate is a Georgia professional certificate issued to educators who have completed all requirements for professional certification in a teaching field and applicable Special Georgia Requirements, but have not met experience requirements for the Performance-Based Professional certificate or are not evaluated on the statewide evaluation system. Educators who are not evaluated on the statewide

Please see the last page for legends and other information

The holder of this certificate is responsible for being knowledgeable about current and revised rules.

Brian Sirmans
Chair

Any alteration of this certificate will render it void

Glennis Jackson Ed. D.

EDUCATION

Doctor of Education– Curriculum and Instruction
Master of Arts- School Counseling
Bachelor of Science- Middle Grades Education

Argosy University, Sarasota, FL
Clark Atlanta University, Atlanta, GA
Georgia Southern University, Statesboro, GA

RELATED EXPERIENCE

- Assist with scheduling student courses
- Conducting Mediation between students
- Implementing Classroom Guidance Activities
- Manage Counseling Department implementation of activities, groups, individual counseling sessions, and classroom guidance activities
- Career Planning and Development for students
- Supervised 3-4 counselor's daily implementation of counseling strategies
- Worked to ensure all stakeholders were continuously informed about events from taking place in the counseling department
- Worked with APEX counselor to develop parent workshops to provide parents with resources to enhance their and their student's development
- Provided feedback to counselors about work performance
- Created and implemented elementary to middle school transition activities and middle to high school transition activities
- Supervised paraprofessionals in the implementation of Leveled Literacy Intervention
- Planned and scheduled reading groups for paraprofessionals
- Positive Behavior Interventions and Supports Coach
- Received Governor's Office of Student Achievement Grant
- Observed Language Arts Teachers
- Trained teachers to use Social Emotional Learning Lessons
- Trained teachers to implement Leveled Literacy Intervention
- Implemented and coordinated the Stoneview Summer Enrichment Program
- Responsible for utilizing School Improvement funds for salary allocation for the Summer Enrichment Program
- Serve as the Social Emotional Learning Liaison
- Responded to stakeholder inquiries and complaints
- Worked with staff who were overwhelmed to enhance coping skills
- Conducted teacher observations monitoring and observing teachers to maintain rigorous instructions and gave constructive feedback
- Collaborated with counselor to develop and implement Character Education Program
- Sponsor of Girls with Pearls Mentoring Group
- Planned and conducted STEM Career fieldtrips for students



National Board for Certified Counselors, Inc.
certifies that

Glennis Denise Jackson

has successfully met the professional counseling standards established
by the Board and in so doing has earned recognition as a

National Certified Counselor™ (NCC®)

1733182

Certificate Number

06/24/2024

Certification Date



Maude McHugh-Patella

Chairperson

06/30/2029

Expiration Date



GEORGIA EDUCATOR CERTIFICATE

Georgia Professional Standards Commission
200 Piedmont Avenue, Suite 1716
Atlanta, GA 30334-9032

The Georgia Professional Standards Commission affirms that this individual has met the requirements for a Georgia Educator Certificate as indicated.

Glennis Denise Jackson
4487 Mitchell's Ridge Dr.
Ellenwood, GA 30294

Certificate Number	Date Printed
401546	6/12/2024
Certificate Level	Effective Date
7	3/31/2005

Title/Type	Field	Validity Period
SRL	EDUCATIONAL LEADERSHIP - TIER II [FLD710]	07/01/24 TO 06/30/29

The Standard Professional leadership certificate indicates that all requirements for professional leadership certification have been met, including applicable Special Georgia Requirements. The Standard Professional leadership certificate is issued to Georgia educators completing GaPSC-approved educator preparation programs prior to September 30, 2009. It is also issued to educators who meet reciprocity requirements.

SRS	SCHOOL COUNSELING (P-12) [FLD709]	07/01/24 TO 06/30/29
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The Standard Professional service certificate is issued to Georgia educators who have met all requirements for professional certification in a service field, including applicable Special Georgia Requirements.

SRT	GIFTED IN-FIELD [FLD881]	07/01/24 TO 06/30/29
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SRT	MIDDLE GRADES (4-8) - LANGUAGE ARTS [FLD853]	07/01/24 TO 06/30/29
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SRT	MIDDLE GRADES (4-8) - SOCIAL SCIENCE [FLD854]	07/01/24 TO 06/30/29
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SRT	READING ENDORSEMENT [FLD833]	07/01/24 TO 06/30/29
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The Standard Professional teaching certificate is a Georgia professional certificate issued to educators who have completed all requirements for professional certification in a teaching field and applicable Special Georgia Requirements, but have not met experience requirements for the Performance-Based Professional certificate or are not evaluated on the statewide evaluation system. Educators who are not evaluated on the statewide evaluation system are evaluated by a school, district, or agency approved evaluation system.

C	CLEARANCE CERTIFICATE [FLD694]	07/01/24 TO 06/30/29
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Please see the last page for legends and other information

The holder of this certificate is responsible for being knowledgeable about current and revised rules.

Brian Sirmans
Chair

Any alteration of this certificate will render it void

Subject Property Overview: The subject property is a 0.5000-acre residential lot located at 3195 Kelley Chapel Road, Decatur, Georgia 30034. The parcel is currently occupied by a single-family detached residence. The property is zoned Residential (RSM), consistent with the surrounding land uses, which also feature single-family homes. The DeKalb County 2035 Comprehensive Plan designates the site's future land use as Suburban (SUB), which is intended for single-family detached homes, townhomes, neighborhood retail, schools, parks, and other related uses.

Zoning History: DeKalb County records indicate that the Residential zoning classification has remained unchanged since the first zoning ordinance adoption in 1964. Additionally, the existing single-family residence was constructed in the same year. The property has not had any prior permits or licenses.

Project Proposal: The applicant seeks to establish a Childcare Home at the subject property, utilizing the existing residence to accommodate up to 4-6 clients. The operation will function as a Residential Childcare Home and will not involve expanding the building footprint.

Impact Analysis

A. Adequacy of Site Size and Land Area: The 2,343-square-foot residence situated on the 0.5000-acre property is sufficient for the proposed use. No structural expansion is planned. The property can provide necessary space for required yards, open spaces, and off-street parking, as well as comply with all zoning requirements.

B. Compatibility with Adjacent Properties and Land Uses: The proposal is compatible with the surrounding residential neighborhood. The establishment of a Residential Childcare Home for 4-6 clients fits within the zoning regulations and will function similarly to a residential use, which is typical for the surrounding area.

C. Adequacy of Public Services and Utilities: The property will not place undue strain on public services, utilities, or facilities. The Residential Childcare Home is expected to generate similar demands as a typical residential home and is anticipated to blend seamlessly into the existing infrastructure of the neighborhood.

D. Traffic and Street Capacity: Ingress and egress to the property will be provided via a residential driveway on Kelley Chapel Road, supplemented by a secondary driveway on Casa Loma Drive, ensuring smooth access to the site. Kelley Chapel Road, classified as a local road, has adequate traffic-carrying capacity. No concerns regarding traffic disruption have been identified by Public Works.

Traffic Impact on the Kings Row Community:

The proposed residential childcare facility at 3195 Kelley Chapel Road, Decatur, Georgia, is expected to generate no amount of traffic, particularly due to the transportation needs of the residents. The key transportation-related impacts on the surrounding Kings Row community are outlined below:

1. Transportation of Residents:

- **Company Van:** The facility will utilize a company van for the transportation of the residents. Since the residents will not be driving, the van will be responsible for all transportation needs, including trips to appointments, field trips, school, and other activities. The van will transport the residents on a regular schedule, which will typically include drop-offs and pick-ups during business hours.

2. Impact on Traffic: The presence of a single van for transportation will result in occasional vehicle movements on Kelley Chapel Road and surrounding streets. These trips will be limited to the operational needs of the facility, such as daily activities, educational excursions, and occasional recreational outings. The van will primarily operate during off-peak hours, minimizing disruption to the neighborhood's traffic flow.

3. Additional Staff Vehicle:

- **Staff Vehicle:** In addition to the company van, one staff vehicle will be on-site for each shift. This vehicle will be used by the staff member working at any given time and will remain on the property during their shift. The total number of staff vehicles will depend on the number of shifts and employees present, but the expected number is minimal (likely one to two vehicles at a time), ensuring that the residential character of the area is maintained.
- **Impact on Traffic:** The addition of one staff vehicle per shift will result in a negligible increase in traffic volume. The vehicles will be parked in the designated off-street parking areas, and their presence will not disrupt the flow of traffic or create congestion on the surrounding streets.

4. No Additional Traffic from Residents:

- As the residents will not be able to drive, no personal vehicles will be associated with the operation of the facility. All resident-related transportation will be managed by the company van. This reduces the overall vehicle traffic generated by the facility, ensuring that the surrounding community is not impacted by an increase in individual vehicles.

5. Traffic Flow and Safety Considerations:

- **Access and Egress:** The facility has dual access points, one on Kelley Chapel Road and another on Casa Loma Drive. These access points allow for smooth ingress and egress, minimizing traffic congestion and ensuring the safety of all vehicles entering or exiting the site. Additionally, the second driveway on Casa

Loma Drive ensures that staff and the company van can enter and exit without the need to back into traffic, further reducing the potential for accidents or delays.

- **Staff Parking:** Staff vehicles will be parked in the drive way, ensuring that there is no disruption to the street's flow. The driveway will be managed to ensure there it is not overcrowded at anytime, and all vehicles will remain within the property lines, avoiding any impact on on-street parking availability.

E. Traffic Impact on Access Routes: The proposed use will not generate significant additional traffic as the clients of the Residential Childcare Home will not be driving. Only staff vehicles will be present on-site, which will not negatively impact traffic or increase congestion in the area.

F. Ingress and Egress Adequacy: The subject property benefits from dual driveway access, enhancing both pedestrian and vehicular safety and convenience. The additional driveway on Casa Loma Drive facilitates smoother traffic flow and prevents the need for vehicles to reverse into traffic. The surrounding neighborhood also offers pedestrian-friendly sidewalks, improving overall accessibility.

24/7 Monitoring and Safety Measures:

In addition to addressing transportation, the following measures will be in place to ensure the safety and well-being of residents and minimize potential disruptions:

1. 24/7 Monitoring:

- Residents will be continuously monitored by staff, with supervision provided at all hours of the day and night. This constant monitoring ensures that residents are attended to and safe, especially considering that they will not have the ability to leave the property independently.
- **Impact on Traffic:** As there will be no nighttime departures for residents, no additional traffic will be generated during nighttime hours. The facility's operation will maintain the peace and quiet typical of a residential area during the late evening and early morning hours.

2. Hourly Bed Checks During Nighttime Sleep Periods:

- To ensure the safety of the residents during nighttime hours, staff will perform hourly bed checks. This will provide added assurance of the residents' well-being and safety. These checks are a standard protocol in residential care facilities to prevent any health or safety concerns.
- **Impact on Traffic:** The bed checks will not result in any traffic impact. The staff will remain within the property for the entirety of their shift, and there will be no need for additional transportation or vehicle movement during the night. The

facility's operations will thus not disturb the surrounding neighborhood during nighttime hours.

The proposed residential childcare facility will have a minimal impact on traffic in the Kings Row community. The facility will operate with a company van for all resident transportation needs, supplemented by one staff vehicle per shift. Since residents will not be driving and will be transported at all times, there will be no additional personal vehicles generated by the facility. The traffic-related impacts are limited to occasional vehicle movements, which will not create congestion or disruptions, particularly given the scheduling and coordination to avoid peak traffic hours.

Furthermore, the facility will maintain 24/7 monitoring of residents, with hourly bed checks during nighttime sleep periods, ensuring the safety and well-being of all residents without creating any disturbances. The residential nature of the property will remain intact, and the proposed use is designed to be compatible with the surrounding community.

In addition to addressing transportation and monitoring of residents, the proposed residential childcare facility will implement robust security measures to ensure the safety of both residents and staff, and to maintain the security of the property. These security measures include the installation of security cameras around the property and at various points inside the home. Below are the details of these measures and their impact:

1. Exterior Security Cameras:

- **Placement and Coverage:** Security cameras will be strategically installed around the exterior of the property, including at key entry points such as the main driveway (on Kelley Chapel Road) and the secondary driveway (on Casa Loma Drive). Cameras will also be placed at the front and rear entrances of the home, as well as in the yard areas surrounding the residence.
- **Purpose:** The exterior cameras will serve several purposes: they will monitor vehicle and pedestrian traffic approaching the property, deter any potential unauthorized access, and provide continuous surveillance to ensure the safety and security of the residents and staff. This will also help identify any unusual activity and provide a recorded history for review if necessary.
- **Impact on the Community:** The presence of exterior security cameras will not negatively affect the surrounding community. These cameras will be discreetly placed to avoid creating visual obstructions or disturbances, and their main function is to ensure the safety of the facility and its occupants. The cameras will be monitored by staff, especially during after-hours periods, to maintain a secure environment without impacting the residential character of the neighborhood.

2. Interior Security Cameras:

- **Placement and Coverage:** Security cameras will also be installed at various key locations inside the home, particularly in common areas such as the living room, dining room, hallways, and near the entry points of each resident's room. Cameras

will not be placed in private areas, such as the residents' individual bedrooms or bathrooms, to ensure privacy and comply with applicable regulations regarding personal space and dignity.

- **Purpose:** The interior cameras will help ensure that staff are able to observe the well-being of the residents in real time, especially during times when they may be resting, eating, or engaged in group activities. Additionally, the cameras will be used for monitoring the general operations of the facility, ensuring that all activities are conducted appropriately and that staff are providing the necessary care.
- **Impact on the Community:** Similar to the exterior cameras, the interior cameras will have minimal impact on the surrounding neighborhood. They are intended purely for safety and operational oversight within the facility itself and will not be used to intrude on the residents' personal lives. Their main role is to provide an additional layer of safety, reduce potential risks, and ensure that the facility operates according to regulations and standards.

3. Security Monitoring and Staff Oversight:

- **24/7 Surveillance:** The security cameras will be continuously monitored by staff at all times. This 24/7 surveillance will provide immediate access to security footage in case of any emergency, offering an additional level of safety for both the residents and the facility.
- **Impact on Community and Operations:** The monitoring of security cameras will primarily affect the internal operations of the facility and will not create an undue burden on the neighborhood. The data collected will be used solely for security purposes, and footage will only be reviewed or shared when necessary for safety concerns, emergencies, or compliance with regulatory requirements.

Overall Security and Community Impact: The installation of both exterior and interior security cameras will enhance the overall safety and security of the facility, ensuring that residents, staff, and the surrounding community are protected. The cameras will be monitored 24/7, ensuring immediate response in the event of an emergency, and will also help deter any unauthorized access to the property. Importantly, the cameras will be used to safeguard the residents and maintain high operational standards, without compromising the privacy or comfort of the residents.

Security Measures:

In addition to addressing transportation, monitoring, and security cameras, the proposed residential childcare facility will further enhance the safety and privacy of the residents through the installation of **motion-activated lights** around the property and a **privacy fence**. These measures are designed to provide both visibility and security while ensuring the comfort and dignity of the residents.

1. Motion-Activated Lights:

- **Placement and Coverage:** Motion-activated lights will be strategically installed around the perimeter of the property, including along the driveways, walkways, entry points, and in the yard areas. These lights will be placed in areas that require illumination for safety, such as at the front and rear entrances to the home, the parking area, and any pathways or outdoor spaces where residents may spend time.
- **Purpose:** The motion-activated lights will serve several critical functions:
 - **Safety and Security:** They will provide lighting when movement is detected, illuminating pathways and access points, which helps deter unauthorized individuals from approaching the property. This is especially important at night when visibility is reduced.
 - **Energy Efficiency:** Since the lights are motion-activated, they will only turn on when movement is detected, ensuring energy efficiency by reducing unnecessary lighting when no one is around.
 - **Increased Visibility:** In the event of an emergency or a need for staff to quickly identify an intruder or monitor a situation, the motion lights will ensure that the area is well-lit and easily observable.
- **Impact on the Community:** The motion lights will not create light pollution or disturb the neighboring properties, as they are designed to activate only when motion is detected. This targeted lighting approach will ensure that the safety and security of the facility are prioritized without negatively affecting the surrounding community.

2. Privacy Fence:

- **Design and Placement:** A **privacy fence** will be installed around the property, in the backyard. The fence will be tall enough to provide full privacy for residents, shielding them from public view and minimizing any visual disturbances from outside.
- **Materials:** The fence will be constructed using durable, aesthetically pleasing materials that complement the residential nature of the area, such as wood or vinyl, and will be designed to blend in with the surroundings.
- **Purpose:** The privacy fence will:
 - **Ensure Resident Privacy:** The fence will provide a physical barrier that keeps the residents' activities private, ensuring that they feel safe and secure in their environment. This is especially important for a childcare facility, where the residents' privacy and well-being are paramount.
 - **Reduce Noise Disruptions:** The fence will also act as a buffer to reduce noise from outside sources, helping maintain a peaceful environment for residents and staff.

- **Enhance Security:** By creating a clear boundary, the privacy fence will also help protect the property from unauthorized entry, ensuring that the facility is secure and that residents are kept safe.
- **Impact on the Community:** The fence will provide additional peace of mind to the residents and their families while maintaining the overall aesthetic of the neighborhood. It will also contribute to the safety of the surrounding community by clearly demarcating the property line and preventing unwanted intrusion. The fence will be designed to meet all local zoning requirements and will be in line with the residential character of the surrounding area.

Security Monitoring and Staff Oversight:

- **24/7 Surveillance:** In combination with the motion lights and privacy fence, the security cameras will be continuously monitored by staff. This ensures that staff can respond quickly to any concerns or security breaches, whether during the day or night.
- **Impact on the Community:** These added security features will ensure the facility operates smoothly and that the safety of the residents and the surrounding community is upheld. The system will not create any disturbances to the neighborhood and will contribute to the overall safety of the facility.

Summary of Traffic, Community, and Security Impact:

The proposed residential childcare facility is designed to be safe, secure, and respectful of the surrounding neighborhood. In addition to the transportation-related measures already discussed, the facility will incorporate the following security enhancements:

- **Motion-Activated Lights:** These will ensure safety around the perimeter of the property by providing targeted illumination when movement is detected. The lights are energy-efficient and designed to avoid disturbing the neighborhood while improving visibility for staff and security.
- **Privacy Fence:** The privacy fence will provide a secure boundary around the property, ensuring the privacy and safety of the residents, as well as reducing noise disruptions and preventing unauthorized access.
- **Security Cameras:** The exterior and interior security cameras will be strategically placed to monitor the property and ensure the safety of residents and staff 24/7.
- **Minimal Traffic Impact:** Transportation needs will be met with a company van for resident transport and minimal staff vehicles, ensuring no significant impact on traffic in the Kings Row community.

These measures will enhance the safety and privacy of the facility while maintaining the peaceful, residential character of the surrounding community. The overall impact of the proposed facility on traffic, security, and neighborhood well-being will be minimal, with all measures designed to respect the needs of the residents and the surrounding area.

G. Potential Adverse Impacts (Noise, Smoke, Odor, Dust, Vibration): The operation of the Residential Childcare Home will not introduce any significant adverse impacts from noise, smoke, odor, dust, or vibration. The activity level is expected to be consistent with that of a typical residential home, with minimal noise or other disturbances.

H. Adverse Impacts from Hours of Operation: The operation will provide 24-hour care for residents. However, given that the facility operates like a family residence, it will not introduce significant noise or disruption to surrounding properties, even during nighttime hours.

Resident Schedule Considerations: The residents' daily schedule, which includes educational, therapeutic, recreational, and social activities, supports their physical, emotional, and cognitive development. This schedule promotes a balanced routine that minimizes disruption to the surrounding neighborhood. The proposed schedule is flexible, incorporating outdoor activities, field trips, and holiday events to enrich the residents' experience.

Resident Daily Schedule: Monday through Friday

Time	Activity	Impact
7:00 AM - 8:00 AM	Wake Up & Morning Routine	Physical well-being, personal hygiene, and independence.
8:00 AM - 9:00 AM	Breakfast	Health and nutrition, fostering social interaction.
9:00 AM - 12:00 PM	School / Educational Activities	Cognitive growth, skill development, learning focus.
12:00 PM - 1:00 PM	Lunch	Nutrition and energy, promoting social bonding.
1:00 PM - 2:30 PM	Afternoon Rest or Quiet Time	Emotional well-being, rest, recovery, and personal time.
2:30 PM - 4:30 PM	Therapy / Structured Activities	Emotional and psychological support, personal development.
4:30 PM - 5:30 PM	Recreational Play (Outdoor or Indoor)	Social interaction, physical exercise, and mental health.
5:30 PM - 6:30 PM	Dinner	Nutrition, family-style dining encourages social skills.
6:30 PM - 7:30 PM	Group Time / Homework	Academic focus, group interaction, and responsibility.
7:30 PM - 8:30 PM	Evening Free Time / Relaxation	Mental health, relaxation, personal hobbies, and bonding.
8:30 PM - 9:00 PM	Bedtime Routine	Establishes healthy sleep habits, comfort, and routine.
9:00 PM	Sleep	Recovery and rest for mental and physical health.

Saturday & Sunday Schedule

On weekends, the schedule incorporates flexibility for rest, family-style activities, and social engagements.

Time	Activity	Impact
8:00 AM - 9:00 AM	Wake Up & Breakfast	Restorative start to the day, encourages independence.
9:00 AM - 12:00 PM	Outdoor Activities / Field Trips	Social development, exploration, exposure to new experiences.
12:00 PM - 1:00 PM	Lunch	Nourishment and social interaction.
1:00 PM - 3:00 PM	Creative Workshops / Games	Creativity and problem-solving development.
3:00 PM - 4:30 PM	Free Time / Social Activities	Peer interaction, emotional release, and relaxation.
4:30 PM - 6:00 PM	Family Activities (Games, Movies)	Building strong connections, fun experiences.
6:00 PM - 7:00 PM	Dinner	Fosters social bonding, eating together.
7:00 PM - 8:30 PM	Evening Routine / Quiet Time	Preparation for sleep, winding down after a busy day.
9:00 PM	Sleep	Ensuring proper rest and recharging.

Holiday Schedule

On holidays, the schedule may include special meals, seasonal activities, and community engagement.

Time	Activity	Impact
8:00 AM - 9:00 AM	Holiday Breakfast	Celebration, group bonding, and enjoyment.
9:00 AM - 12:00 PM	Holiday Events or Field Trip	Exposure to cultural experiences and community involvement.
12:00 PM - 1:00 PM	Holiday Lunch	Nutritional meal with special treats, social time.
1:00 PM - 3:00 PM	Creative Arts (Holiday Themed)	Creative expression, enjoyment, and holiday spirit.
3:00 PM - 5:00 PM	Outdoor Play / Family Time	Bonding with peers and staff, relaxation.
5:00 PM - 7:00 PM	Holiday Dinner & Family Sharing	Social and emotional connection, gratitude.

Time	Activity	Impact
7:00 PM - 9:00 PM	Holiday Movie or Entertainment	Relaxation, fun, and community interaction.
9:00 PM	Sleep	Rest and recharge after a special day.

Summer Schedule

During the summer months, the routine may emphasize outdoor activities, summer camps, and relaxed academic routines.

Time	Activity	Impact
7:30 AM - 8:30 AM	Wake Up & Breakfast	A relaxed start to the day, prepares children for outdoor activities.
8:30 AM - 12:00 PM	Outdoor Activities / Day Camp	Physical health, social skills, and mental stimulation.
12:00 PM - 1:00 PM	Lunch	Refreshment and group time.
1:00 PM - 3:00 PM	Water Play / Creative Time	Recreational, relaxation, and personal development.
3:00 PM - 5:00 PM	Arts and Crafts / Learning Activities	Creative learning and skill-building.
5:00 PM - 6:00 PM	Dinner	Social engagement, preparing for evening relaxation.
6:00 PM - 8:00 PM	Summer Evening Fun (Games, Bonfires)	Community-building, light-hearted fun, and relaxation.
8:00 PM - 9:00 PM	Evening Routine / Wind Down	Calming before bedtime.
9:00 PM	Sleep	Ensuring proper rest for healthy growth and development.

The proposed establishment of a Residential Childcare Home at 3195 Kelley Chapel Road is compatible with the surrounding residential neighborhood and aligns with the goals of the Comprehensive Plan. It offers a valuable service to the community without adversely affecting public infrastructure, the environment, or neighboring properties. The proposal adheres to all zoning regulations and will have minimal impact on the local area. With the recommended conditions and the applicant's commitment to compliance, the proposal is expected to be a positive addition to the community.

I. Manner of Operation and Land Use Compatibility: The operational dynamics of a Residential Childcare Home for 4-6 clients are unlikely to create adverse impacts on neighboring land uses. The facility will maintain a residential character and function similarly to other homes in the area.

J. Consistency with Zoning District Requirements: The use of the property as a Residential Childcare Home for 4-6 residents is permitted within the Residential zoning district (RSM) subject to the approval of a Special Land Use Permit (SLUP). The applicant meets the requirements outlined in the zoning ordinance and seeks appropriate approval for this use.

K. Consistency with the Comprehensive Plan: The proposed use is consistent with the Suburban (SUB) future land use designation, which accommodates a variety of residential, institutional, and civic uses, including Residential Childcare Homes. The facility aligns with the plan's emphasis on neighborhood-scale services and residential character.

L. Buffers and Transitional Buffer Zones: No new construction or major changes are proposed that would require the addition of new buffers or transitional buffer zones. The property already complies with existing requirements for residential uses.

M. Provision of Refuse and Service Areas: The existing refuse and service areas will remain unchanged, as the proposed use does not alter the volume of waste or service needs compared to a typical residence.

N. Duration of Special Land Use Permit: To mitigate any unanticipated negative impacts on the neighborhood, it is recommended that the Special Land Use Permit be subject to renewal after 24 months to review potential issues and assess community impact.

O. Size, Scale, and Massing of Buildings: No new construction or changes to the scale, size, or massing of the existing residence are proposed. The size of the home and its relationship to the surrounding properties are appropriate, as the residential character remains intact.

P. Impact on Historic or Archaeological Resources: The property is not located within a historic district nor are there any known historic or archaeological resources that would be affected by the proposed use.

Q. Compliance with Supplemental Regulations: The applicant will ensure compliance with all supplemental regulations for the operation of a Residential Childcare Home, including obtaining any necessary permits and licenses for the proposed use.

R. Shadow Impact from Building Height: No changes to the building height are proposed, so there are no concerns about potential negative shadow impacts on neighboring properties.

S. Consistency with Community and Neighborhood Needs: The proposal aligns with the needs of the neighborhood by providing a small-scale, residential care facility that offers a valuable service to the community. It supports the Comprehensive Plan's goals of promoting residential and supportive services while maintaining the residential character of the area.

A. Residential Childcare Homes, General Requirements

1. The Applicant acknowledges the requirement to obtain all necessary licenses and/or permits from the State of Georgia in order to operate a youth residential childcare facility.

The Applicant is currently in the process of securing the appropriate state-issued licenses and permits. Upon receipt, the facility will display the required licenses and/or permits in plain view, visible from the front doorway of the facility as mandated by the State of Georgia.

2. The Applicant confirms that the facility will not display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the facility is located. Specifically, no signs or identifying indicators of the proposed use will be visible from the public right of way.

Letters of Support

In addition to the credentials of the owners, this packet includes letters of community support for the opening of Sterling Social Services LLC, a Residential Care Home for youth. These letters reflect the strong backing and trust from our community partners, local organizations, and key stakeholders who recognize the importance and impact of our mission. The support we have garnered underscores the confidence in our ability to provide a safe, nurturing, and empowering environment for youth, helping them to grow, thrive, and reach their full potential.

4301 Harvest Hill Court
Decatur, Georgia 30034
(770) 896-1552

12/16/2024

To Whom It May Concern,

I am writing this letter in support of the proposed residential childcare home at 3195 Kelley Chapel Road, Decatur, Georgia 30034, located in the Kings Row Community. As a concerned member of the community, I fully endorse the plan to create a nurturing, safe, and supportive environment for children in need, and I believe that this project will be an asset to our neighborhood and surrounding area.


Residential childcare homes play a crucial role in providing care and support for children who may not have stable family structures or are in need of temporary care. The proposed facility at 3195 Kelley Chapel Road is an ideal location for such a project due to its proximity to local schools, community centers, and essential services that will help support the well-being of the children in care.

I understand that there may be concerns about the potential impact of this facility on the surrounding area, but I would like to highlight the positive contributions such a facility can bring. A well-run residential childcare home will not only provide children with the care they need but can also create job opportunities, foster community involvement, and help strengthen the social fabric of the Kings Row Community. Furthermore, residential childcare homes are carefully regulated to ensure the safety and security of all residents, both the children and the community at large.

I believe that establishing this childcare home will have long-term positive effects, offering a sense of hope and stability for vulnerable children, while benefiting our community as a whole. I encourage you to approve this project and allow the Kings Row Community to welcome this opportunity with open arms.

Thank you for your consideration. I am confident that this residential childcare home will be a positive addition to the neighborhood, and I offer my full support to its approval and development.

Sincerely,


Brenna Johnson
DeKalb County Residents

Dolores Mitchell
Support of Sterling Social Services
Community member
4172 Liffey Lane
Decatur, GA.30034
770-630-0655
odwoods17@gmail.com

12/16/2024

To Whom It May Concern,

I am writing to offer my full support for Sterling Social Services LLC's proposal to establish a Residential Childcare Home at 3195 Kelley Chapel Road, Decatur, Georgia 30034. This project represents an important initiative to provide care and support for children in need, and I believe it will have a positive and lasting impact on the local community.

I am a longtime resident of this community. My family and I are in full support of the Residential Childcare Home at this proposed location. We believe this will offer a safe, nurturing environment where children who have experienced hardship can receive the care they deserve.

The chosen site on Kelley Chapel Road is ideal for such a facility, as it is located in a quiet, residential area with easy access to schools, health services, and recreational activities, which are essential for the development of young people. I am confident that the presence of this home will not only support the children it serves but also enhance the sense of community and engagement within the surrounding area.

I strongly support the efforts of Sterling Social Services LLC in its mission to provide the highest quality of care to children and encourage the approval of this important project. I believe that this Residential Child Care Home will be a valuable resource for the community and make a meaningful difference in the lives of the children who will call it home.

Please feel free to contact me should you require any additional information or further endorsement.

Sincerely,


Dolores Mitchell
Supporter of the Childcare Facility
Community Member

Tammy Avery
3806 Lehigh Court
Decatur, GA 30034
tammyavery81@gmail.com
404-889-2888
December 16, 2024

To Whom it May Concern:

I am writing to express my wholehearted support for the opening of the Residential Care Home by Sterling Social Services LLC. As a community member, I have witnessed firsthand the outstanding commitment that Sterling Social Services has demonstrated to improving the well-being and lives of those in need within our community.

Sterling Social Services LLC has a proven track record of providing compassionate, high-quality care to individuals and families. Their commitment to offering personalized support and fostering a safe, nurturing environment aligns perfectly with the values our community cherishes. By opening this Residential Care Home, they will undoubtedly address the critical need for well-rounded, professional care for individuals who require a structured living environment with support tailored to their unique needs.

What sets Sterling Social Services apart is not only their professional expertise but also their genuine passion for creating an environment where individuals can thrive, develop, and experience a sense of security and belonging. The staff's dedication to maintaining high standards of care, as well as their focus on providing services that cater to the physical, emotional, and social well-being of their residents, will make a positive difference in the lives of many.

I believe the opening of this Residential Care Home will have a profound impact on our community, particularly by offering an essential service for those who need a stable, supportive environment to achieve their fullest potential. Sterling Social Services LLC is an organization that truly understands the needs of vulnerable individuals, and I have the utmost confidence that their new Residential Care Home will be a safe, caring, and nurturing space for residents.

Thank you for considering this important initiative. I fully support Sterling Social Services LLC in their mission and in the establishment of this Residential Care Home. If you have any questions or need further information, please do not hesitate to contact me.

Sincerely,



Tammy Avery
Counselor



Sisters Seeking Harmony #1151
2027 Mulberry Lane
Lithonia Georgia 30058

To Whom It May Concern,

I am writing in support of the proposed residential childcare home at 3195 Kelley Chapel Road, Decatur, Georgia 30034, in the Kings Row Community. While I do not reside within the immediate area, I believe strongly in the importance of providing safe, supportive environments for children who need care, and I see this facility as an invaluable resource for the broader community.

Residential childcare homes serve a critical function in our society by offering a safe space for children who may be facing instability or hardship. The proposed location at 3195 Kelley Chapel Road is well-positioned to serve children in need, offering access to local schools and community services that will support their well-being. This facility will provide children with the opportunity to receive the care and stability they deserve during difficult times.

I recognize that new developments can raise concerns, particularly in residential areas. However, I believe that the positive impact of a well-managed childcare home far outweighs any potential challenges. Such homes are carefully regulated to ensure safety and security, and they offer not only a safe haven for children but also an opportunity for local employment and community involvement. This facility will contribute to the fabric of the Kings Row Community by bringing together neighbors, social services, and families to support vulnerable children in need of care.

Although I am not a member of the Kings Row Community, I believe that every child deserves access to a safe and nurturing environment. I am confident that this residential childcare home will have a positive impact on the lives of the children it serves and will benefit the community by fostering a spirit of compassion and support.

I encourage you to approve the proposed childcare home and allow it to become a valuable resource for children in need, as well as for the surrounding community.

Thank you for your consideration.

Sincerely,

Beverly Smith
Worthy Matron



Yolanda Dixon, Owner
Dixon Consulting Services
Educate! Inspire! Grow!
ymdixon3@bellsouth.net
404.375.7603

December 17, 2024

To Whom It May Concern,

I am writing this letter to express my strong support for the proposed use of 3195 Kelley Chapel Road as a Residential Childcare Home by Sterling Social Services LLC. As a community leader, I recognize the vital need for quality care and safe environments for youth in our community, and I believe that Sterling Social Services LLC's proposal will have a positive impact on the lives of at-risk youth and the surrounding area.

Sterling Social Services LLC has a well-established reputation for providing compassionate care, therapeutic support, and structured environments for young people who require assistance due to various challenges. Their commitment to the well-being and development of youth is evident in their track record, and I am confident that they will continue this high standard of care at the proposed location.

The conversion of 3195 Kelley Chapel Road into a Residential Childcare Home will provide a safe and nurturing space for young individuals who need a stable, supportive environment. This facility will not only meet the immediate housing needs of these youth but also serve as a place where they can receive counseling, education, and life skills training to help them achieve long-term success.

Moreover, I believe that the presence of such a facility will positively contribute to the community by offering a solution to the increasing need for residential care options. This service is aligned with the community's commitment to providing comprehensive care for vulnerable populations and ensuring that our youth have access to the resources they need to thrive.

I fully support the proposal for Sterling Social Services LLC to use the property at 3195 Kelley Chapel Road as a Residential Childcare Home and am confident that this initiative will be an asset to our community. I strongly encourage you to consider the long-term benefits this facility will provide to our youth and to the broader community.

Thank you for your consideration of this important proposal.

Sincerely,

Handwritten signature of Yolanda Dixon in blue ink.

Yolanda Dixon, Owner

Gary Smith
Chief Operating Officer
Helping Hands Project
404-784-2894

thehelpinghandprojectinc.org

December 15, 2024

To Whom It May Concern,

I am writing to express my strong support for the establishment of a Residential Child Care Home at 3195 Kelley Chapel Road, Decatur, Georgia 30034. This facility will provide essential care and support to children in need, and I believe it will make a significant positive impact on the lives of the children it serves, as well as contribute to the overall well-being of the surrounding community.

A Residential Child Care Home is a vital resource for children who need a safe, stable, and nurturing environment. The home will offer not only the basic care and housing that these children require, but also the emotional support, structure, and guidance necessary for their healthy development. The work that will be done in this home aligns with the highest standards of care and compassion for vulnerable children, and I have full confidence in the ability of the team managing the facility to provide excellent services.

The location at 3195 Kelley Chapel Road is well-suited for this purpose. Situated in a quiet, residential area, it provides a calm and secure environment that is essential for children in care. Additionally, its proximity to schools, medical facilities, and other services ensures that the children will have easy access to necessary resources as they continue their education and healing.

I fully support this project and encourage its approval. The establishment of this Residential Child Care Home will have a lasting and positive impact on the lives of many children, and I am confident that it will be a welcome and valuable addition to the Decatur community.

Thank you for your consideration of this important initiative. If you need any further information, please feel free to contact me.

Sincerely,



Gary Smith

Gary Smith
COO

Helping Hands Project



"EMPOWERING YOUTH FOR A BETTER TOMORROW!"

12/16/2024

To Whom It May Concern,

I am writing to express my strong support for the proposed Residential Child Care Home at 3195 Kelley Chapel Road, Decatur, Georgia. This facility will provide a safe, nurturing, and stable environment for children in need of care and support, and I believe it will make a significant, positive impact on both the children it serves and the surrounding community.

The need for high-quality care for vulnerable children is critical, and this Residential Child Care Home will serve as a vital resource for children who require safety, emotional healing, and structure in their lives. I have full confidence in the ability of the team managing the facility to offer a high standard of care that prioritizes the well-being, growth, and development of every child.

The location at 3195 Kelley Chapel Road is ideal for this purpose, as it is situated in a quiet, residential area that will provide the children with a sense of peace and security. Additionally, the site's proximity to schools, healthcare facilities, and other community resources ensures that the children will have access to the support they need for their educational and emotional development.

I strongly support the approval of this proposed Residential Child Care Home, and I am confident it will be a valuable and positive addition to the Decatur community. If you need any further information or have any questions, please do not hesitate to contact me

Yours In Service,

The Journey Success Group



thejourneysuccessgrp@gmail.com



12/16/2024

To Whom It May Concern,

We are writing to express my full support for the proposal by Sterling Social Services LLC to establish a Residential Childcare Home at 3195 Kelley Chapel Road, Decatur, Georgia 30034. We believe this initiative is essential to providing much-needed care, support, and stability to children in the community who are facing challenging circumstances.

Sterling Social Services LLC has demonstrated a deep commitment to improving the lives of vulnerable children by offering compassionate and professional care. The establishment of this Residential Childcare Home will create a safe, structured environment where children can receive the emotional support and guidance they need to thrive. We have full confidence that this facility will help foster their well-being, development, and resilience.

Our non-profit organization is committed to working collaboratively with Sterling Social Services to continue to make an impact on those around us. We believe that working together we can ensure the success of our future. Many youths in our community are searching for a place of love, understanding, and belonging. We know that with the expertise presented by Sterling Social Services all these goals will be accomplished.

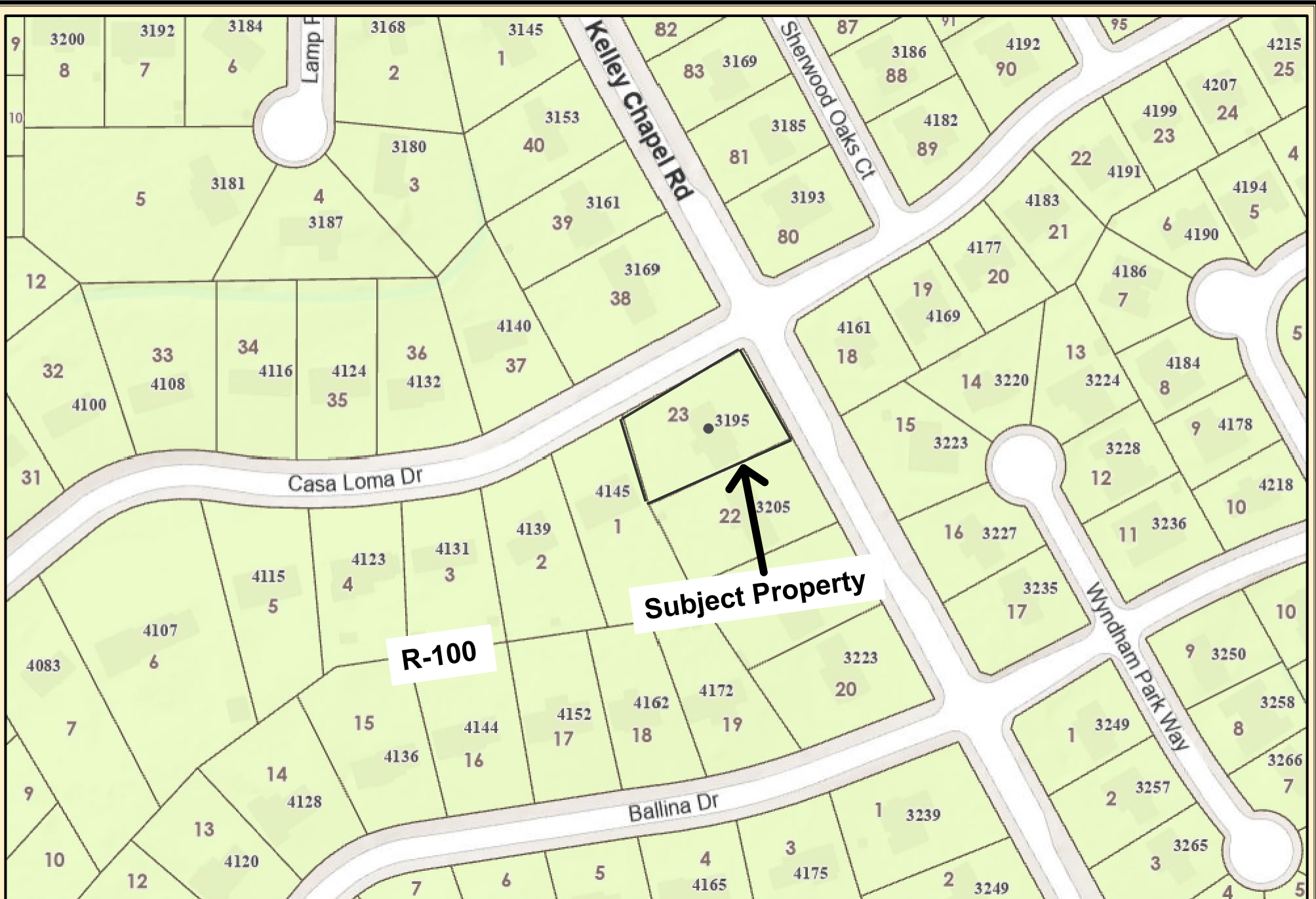
The location at 3195 Kelley Chapel Road is ideal for such a facility. The peaceful, residential setting provides an optimal environment for children to feel safe and secure, while still being close to schools, healthcare, and other essential community services. It is an area where these children can receive care, grow, and heal while being integrated into the community.

We wholeheartedly support the efforts of Sterling Social Services LLC and encourage the approval of this project. We believe it will be an invaluable resource for the children it serves and a positive addition to the Decatur community.

Sincerely,

The Collective Family Group

collectivefamilygroup@gmail.com 

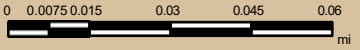


R-100

Subject Property



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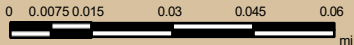
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DeKalb County Parcel Map



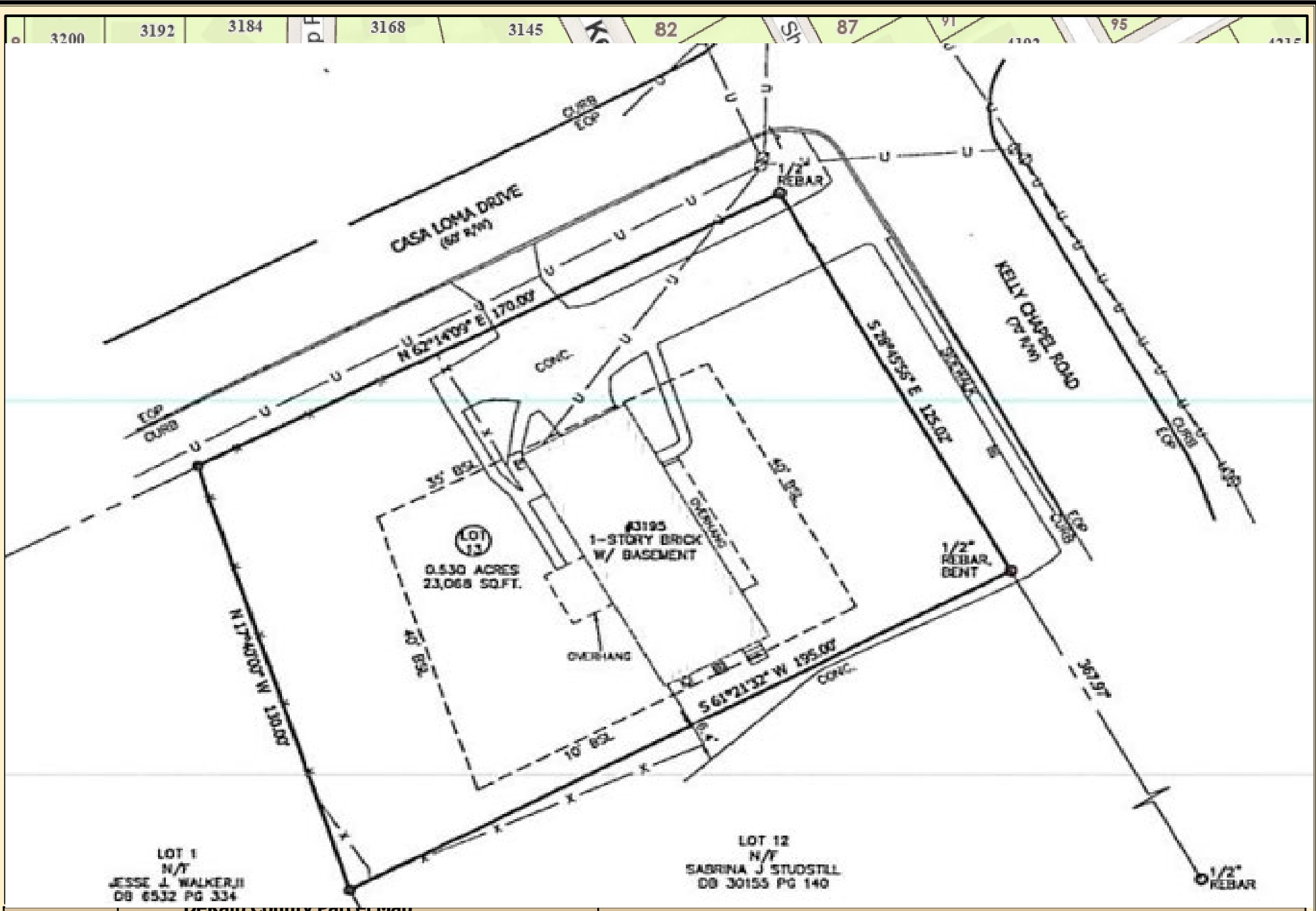
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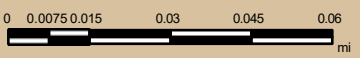
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LOT 1
N/T
JESSE J. WALKER, II
DB 6532 PG 334

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

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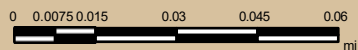


DeKalb County Parcel Map

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