



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: 1-27-24 Application No.: _____

APPLICANT NAME: Demetrius Battle

Daytime Phone #: 770 864 3900 Fax #: _____

Mailing Address: 250 mistybrook circle stone mt 30087

E-mail: cedemichael@gmail.com (If

OWNER NAME: Harold Keeling
more than one owner, attach contact information for each owner)

Daytime Phone #: 404 630 1898 Fax #: _____

Mailing Address: 1918 Greensbrooke Close Stone Mountain GA 30088

E-mail: Staff@rawleyresidence.org

SUBJECT PROPERTY ADDRESS OR LOCATION: 4552 Dorset Circle
Decatur, DeKalb County, GA, 30058

District(s): 15th Land Lot(s): 130 Block(s): C Parcel(s): 15 130 08 075

Acreage or Square Feet: 14,134 sq ft Commission District(s): 5 Existing Zoning: R-85

Proposed Special Land Use (SLUP): _____

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

Owner: Agent: _____ Signature of Applicant: Demetrius Battle - od
(Check One)

Printed Name of Applicant: Demetrius Battle - od

Notary Signature and Seal:

Traves Mims
NOTARY PUBLIC
DeKalb County, GEORGIA
Commission Expires 08/09/2024

Pull to open



DeKalb County
GEORGIA

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DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION 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: 1-27-21

TO WHOM IT MAY CONCERN:

(I) (WE), Harold Keeling
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
Demetrius Bette-ode
Name of Applicant or Agent

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

[Signature]
Notary Public

[Signature]
Owner

Travies Mims
NOTARY PUBLIC

Notary Public DeKalb County, GEORGIA
My Commission Expires 08/09/2024

Owner

Notary Public

Owner

Notary Public

Owner

CRITERIA B
4552 DORSET CIRCLE
LITHONIA GA 30058

A. Adequacy of the size of the site for 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;

Response: The approximately 0.37-acre site at 4552 Dorset circle is adequate for a proposed use.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;

Response: The proposed use for site at 4552 Dorset circle is compatible with adjacent properties and land uses.

C. Adequacy of public services, public facilities, and utilities to serve the use contemplated;

Response: It appears that there are adequate public services, public facilities and utilities to serve the proposed group home off Dorset circle.

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;

Response: Given that 4552 Dorset circle is in a single-family community, Planning Staff anticipates no impact on public streets or traffic in the area.

E. Whether or not 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;

Response: Given that 4552 Dorset circle is in a single-family home neighborhood, existing land uses along access routes would not be adversely impacted by traffic generated by group home.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;

Response: The proposed site (4552 Dorset circle) will have adequate ingress and egress to the subject site. Statler dr. intersects with Dorset circle. Dorset circle intersects with Dorset drive which provides adequate circulation in the event of fire or other emergencies.

G. Whether or not 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;

Response: The proposed site (4552 Dorset circle) should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use;

Response: The hours of operation should not create adverse impacts upon adjoining land uses

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

Response: The proposed site (4552 Dorset circle) use will not create adverse impact on the adjoining land use by reason of manner of use.

J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;

Response: Proposed use is a permitted use District with a SLUP.

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;

Response: The site (4552 Dorset circle) is consistent with the policies of the comprehensive plan.

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

Response: The proposed plan provides for all required buffer zones and transitional buffer zone when required by the regulations of the district in which the use is proposed to be located.

M. Whether or not there is adequate provision of refuse and service areas;

Response: The proposed site (4552 Dorset circle) has no provision of refuse and service areas.

N. Whether the length of time for which the special land use permit is granted should be limited in duration;

Response: The proposed use is a permanent use and should not be limited to any length of time on the subject site.

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 the adjacent and nearby lots and buildings;

Response: The size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and nearby lots and buildings.

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;

Response: The proposed SLUP will not adversely affect historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

Response: The proposed SLUP complies with all of the supplemental regulations

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

Response: The proposed SLUP request does not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area.

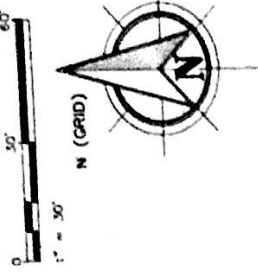
Response: The proposed use may be consistent with the needs of the neighborhood or the community.

T. 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 be in conflict with the overall objectives of the comprehensive plan.

Response: The proposed site (4552 Dorset circle) would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
 3: Utility lines not shown hereon may exist. The Surveyor does not take responsibility for the existence or presence of any such utilities.
 4: No Geodetic monument was found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

Curve #	Length	Radius	Direction	Chord Length
C15	36.42	200.00	NO3754027°E	38.38



ZONING: R-85
 FRONT THOROUGHFARES - 50'
 FRONT ARTERIALS - 40'
 FRONT COLLECTOR AND ALL OTHER STREETS - 35'
 FRONT W/ALLEY ACCESS - 25'
 SIDE - 8.5'
 REAR - 40'

FIELD DATA:
 DATE OF FIELD SURVEY 1-25-21

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.020 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS RECEIVER: CHAMPION INSTRUMENTS, PRO, SK1033458.
 NETWORK: eGPSWRS

TOTAL AREA: 16,134 SQ. FT. 0.37 AC

CALCULATED PLAT CLOSURE: 1: 170.958

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 22013 PG 49-51
 PROPERTY OWNER AT TIME OF SURVEY: HAROLD A. KEELING
 PARCEL NUMBER: 15-130-08-074

REFERENCE: PLAT BOOK 63 PG 61
 DEED BOOK 22013 PG 49-51

FLOOD HAZARD NOTE: THIS PROPERTY IS LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF DEKALB COUNTY, GEORGIA 13088015021 EFFECTIVE DATE MAY 16, 2013

ZONING: R-85
 FRONT THOROUGHFARES - 50'
 FRONT ARTERIALS - 40'
 FRONT COLLECTOR AND ALL OTHER STREETS - 35'
 FRONT W/ALLEY ACCESS - 25'
 SIDE - 8.5'
 REAR - 40'

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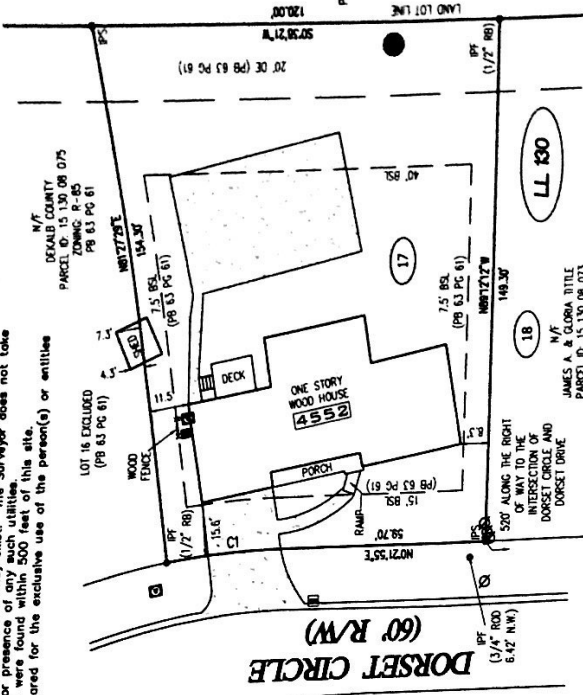
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DEKALB COUNTY
 PARCEL ID: 15 130 08 075
 ZONING: R-85
 PB 63 PG 61



- LEGEND**
- EDP EDGE OF PAVEMENT (CURBS)
 - PP POWER POLE
 - R/W RIGHT OF WAY
 - OPF OPEN PER FOLDING
 - OS 1/2\"/>



PATRICK F. CAREY, R.L.S. #3077
 FOR
 KEYSTONE LAND SURVEYING, INC.
 162 EAST CROGAN STREET
 SUITE F
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plat, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67

No.	Description	Area
1	DEKALB COUNTY PARCEL ID: 15 130 08 075 ZONING: R-85 PB 63 PG 61	
2	JAMES A. & CLORA TITLE PARCEL ID: 15 130 08 073 ZONING: R-85 PB 63 PG 61	

BOUNDARY SURVEY FOR
 DEMI CHANEL
 4552 DORSET CIRCLE DECATUR GA
 LOT 17, BLOCK C, STRATTON HILLS UNIT FOUR
 LAND LOT 130 - 15TH DISTRICT DEKALB COUNTY, GEORGIA

Close

Participants (5)



Demi Chanel Oche (me)



jeff Ezzard (Host)



Randall



DJ Ray



Travies Mims



Invite

**Zoom**

5:55 PM

To: ceodemichanel@gmail.c... >

jeff Ezzard has joined your meeting - Demi Chanel Oche's Zoom Meeting



Hi Demi Chanel Oche,

jeff Ezzard has joined your meeting:

Topic Demi Chanel Oche's Zoom Meeting
Meeting ID 794 8858 9779
Time Jan 22, 2021 06:00 PM Eastern Time (US and Canada)

[Start Meeting](#)

Thank you for choosing Zoom.
-The Zoom Team



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5:58

LTE 

Cancel

Meeting Details

Edit

Topic Demi Chanel Oche's Zoom Me...

When Today at 6:00 PM

Meeting ID 794 8858 9779

Duration 30 mins

Passcode 1MWxmz

Start

Add invitees

Delete

Zoom Meeting

Zoom Audio – 22:27



End



Mute



Add Call