



Michael Thurmond
Chief Executive Officer

DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: March 4, 2021

Board of Commissioners Hearing Date: TBD

STAFF ANALYSIS

Case No.: SLUP-21-1244575

Location/Address: 4552 Dorset Circle, Decatur, GA 30035 **Commission District:** 05 **Super District:** 07

Parcel ID: 15-130-08-074

Request: Special Land Use Permit (SLUP) request to allow transitional housing for displaced male youth.

Property Owner(s): Harold Keeling

Applicant/Agent: Demetrius Battle

Acreage: .37 acres

Existing Land Use: Single Family Residential

Surrounding Properties: To the north, east, and south of the subject property is single family residential, to the west of the subject property is Dorset Circle and single family residential.

Adjacent Zoning: North: R-85 South: R-85 East: R-85 West: R-85

Comprehensive Plan: Suburban (SUB) ☐ Consistent ☒ Inconsistent

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet: N/A
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A



DeKalb County
GEORGIA

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 #: 770 866 3900 Fax #: _____

Mailing Address: 250 mistybrook circle stone mt 30087

E-mail: ceodemichael@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:

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

N18

Z-21-1244575

Survey

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
GPS RECEIVER: CHAMPION INSTRUMENTS, PRO,
SN:1033458,
NETWORK: eOPSVRS

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 13089C0152J EFFECTIVE
DATE MAY 16, 2013

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: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- 4: No Geodetic monuments were 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 Table				
Curve #	Length	Radius	Direction	Chord Length
C15	35.42	205.00	N03°48'02"W	35.38



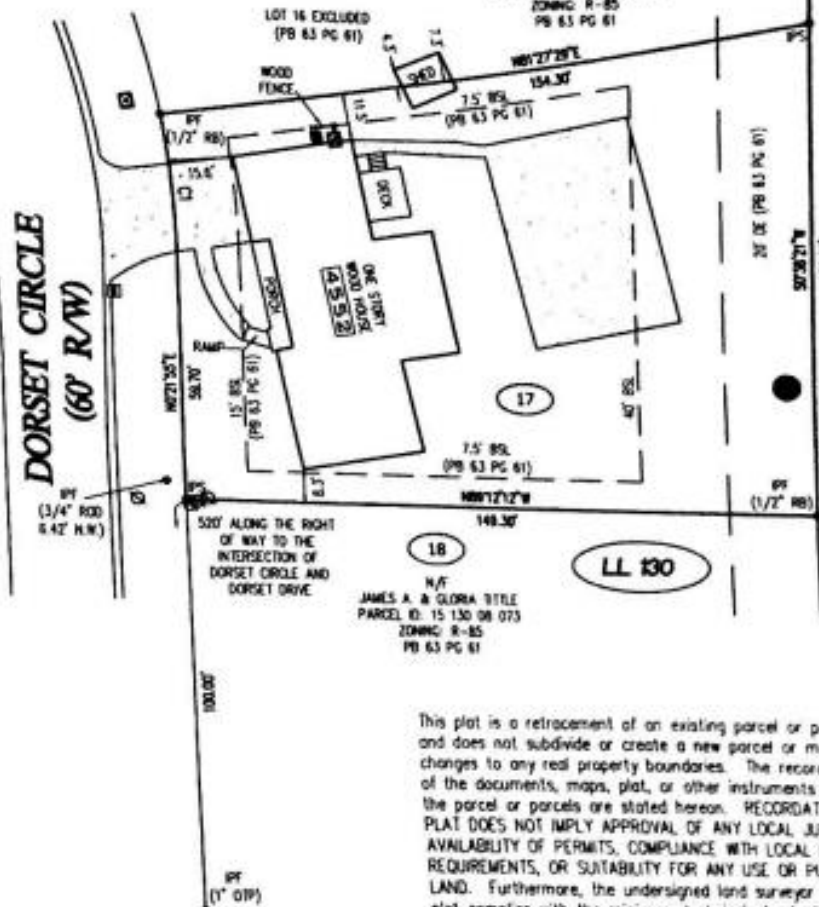
LEGEND

- LOP EDGE OF PAVEMENT (CURB)
- PP POWER POLE
- R/W RIGHT OF WAY
- PP RIGHT PIN FOUND
- PS 1/2" REBAR SET
- SB SIDE WALK
- BOLLARD
- OP OVERHEAD POWER
- FH FIRE HYDRANT
- CB CATCH BASIN
- MH MANHOLE
- WM WATER METER
- WV WATER VALVE
- GV GAS VALVE
- GM GAS METER
- LP LIGHT POLE
- CONCRETE PAD
- MAIL BOX



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

DORSET CIRCLE
(60' R/W)



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

Date	1-26-2021
Scale	1" = 30'
Drawn By	JH
BOUNDARY SURVEY FOR DEMI CHANEL 4552 DORSET CIRCLE, DECATUR, GA LOT 17, BLOCK C, STRATTON HILLS UNIT FOUR LAND LOT 130 - 13TH DISTRICT, DEKALB COUNTY, GEORGIA	
By	
Check	
App	





N18

Z-21-1244575

Aerial

