

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: Elease L. Sims

Daytime Phone: 404312-1436 E-Mail: eleasesims@gmail.com

Mailing Address: 3815 Boring Rd Decatur, GA 30034

Owner Name: Eugene Sims

(If more than one owner, attach contact information for each owner)

Daytime Phone: 404964-6745 E-Mail: EugeneSims74@gmail.com

Mailing Address: 3815 Boring Rd Decatur, GA 30034

SUBJECT PROPERTY ADDRESS OR LOCATION: 3815 Boring Rd

DeKalb County, GA, 30034

Parcel ID: 15-093-D1-240 Acreage or Square Feet: 0.93 Commission Districts 337

Existing Zoning: Residential Proposed Special Land Use (SLUP) Child day care<sup>UP</sup> to six

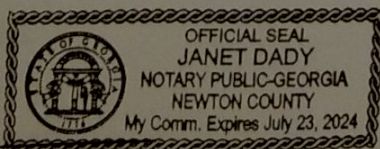
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: \_\_\_\_\_ Agent: ✓ Signature of Applicant E. Sims

Printed Name of Applicant:

Elease L Sims

Notary Signature and Seal:



July 10, 2018





Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**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: Elease Sims Phone: 404-312-1436 Email: eleasesims@gmail.com

Property Address: 3815 Boring Road

Tax Parcel ID: 15-093-01-240 Comm. District(s): 3 & 7 Acreage: 0.93

Existing Use: Residential Proposed Use: Child Day Care up to Six

Supplemental 4.2.19 Overlay District: No DRI: No

Regs: Rezoning: No

Yes Existing                      Proposed Zoning:                      Square Footage/Number of Units:                     

Zoning: Rezoning                     

Request:                     

Land Use Plan Amendment: Yes            No           

Existing Land Use:                      Proposed Land Use:                      Consistent            Inconsistent           

Special Land Use Permit: Yes            No            Article Number(s) 27- 4.2.19

Special Land Use Request(s)                      Child Day Care up to six

**Major Modification:**

Existing Case Number(s):                     

Condition(s) to be modified:



2 people entered the waiting room

View

x

Community zoom meeting 8/25

# Please Sims



Elease Sims

3815 Boring Rd

Decatur, ga 30034

GA RENTAL 1 LLC  
214 N SPURGEON ST  
SANTA ANA CA 92701

Elease Sims

3815 Boring Rd

LEE  
WATSON JOSEPH  
3008 HARVEST RD  
DECATUR GA 30034

Elease Sims

3815 Boring Rd

Decatur, ga 30034

ALEXANDER WILLIAM  
2971 HAMPTON PL # D  
DECATUR GA 30034









THANK YOU  
FOR YOUR LETTER

THANK YOU  
FOR YOUR LETTER



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FOR YOUR LETTER

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## Letter of Application

- A. The proposed zoning classification is for a Family Home Daycare
- B. The reason for a special land permit is for a Family Home Daycare
- C. The proposed use of property will be for a Family Home Daycare.
- D. The proposed area that will be used will be in the basement which has 3-4 rooms, number of employees will be 1, hours of operation will be 7am-6pm Monday-Friday.



## IMPACT ANALYSIS

- A. Adequate Land is available for parking in the Back of the Residents.
- B. Adequate Property is compatible with adjacent properties.
- C. There is Adequate service that is available for the public.
- D. There is adequate space, no parking on street.
- E. Land use will not be affected by character of the vehicles or volume.
- F. There is a safety plan in any event of an emergency.
- G. There will be no adverse impacts by adjoining land by any reason noise, smoke, odor dust.
- H. The hours of operation will not create any impact upon adjoin land the hours will be 7am- 6pm M-F and 2 Saturdays out a month.
- I. The Childcare will not create adverse impact upon adjoin land by any reason of the manner of operation.
- J The Childcare is consistent with all requirements of the zoning district classification in Dekalb county.
- K. The Childcare use is consistent with policies of the comprehensive plan.
- L The Childcare meets all zoning requirements.
- M. There are no provision of refuse on service area
- N. There's no duration of time set
- O. The size, scale and massing is appropriate in relation to size of Property.
- P The Childcare will not affect historic buildings, sites, districts or archaeological resources.
- Q. The Childcare satisfies the requirements contained within the supplemental regulations.
- R. The Childcare will not create a negative shadow impact on any adjoining lot or building.
- S. The Childcare will be consistent with the needs of the neighborhood as a whole and there will be no conflicts 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: 8-9-2021

TO WHOM IT MAY CONCERN:

(I), (WE) Eugene Sims  
Name of owners(s) (If more than one owner, attach a separate sheet)

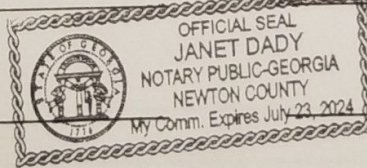
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Elease Sims  
Name of Agent or Representative

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

Janet Dady  
Notary Public

Notary Public



Eugene Sims  
Owner

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



DEPARTMENT OF PLANNING & SUSTAINABILITY

**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: \_\_\_\_\_

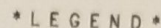
Planner: Jeremy McNeil, Senior Planner

Date 7/9/2021

**Filing Fees**

<b>REZONING:</b>	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
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00

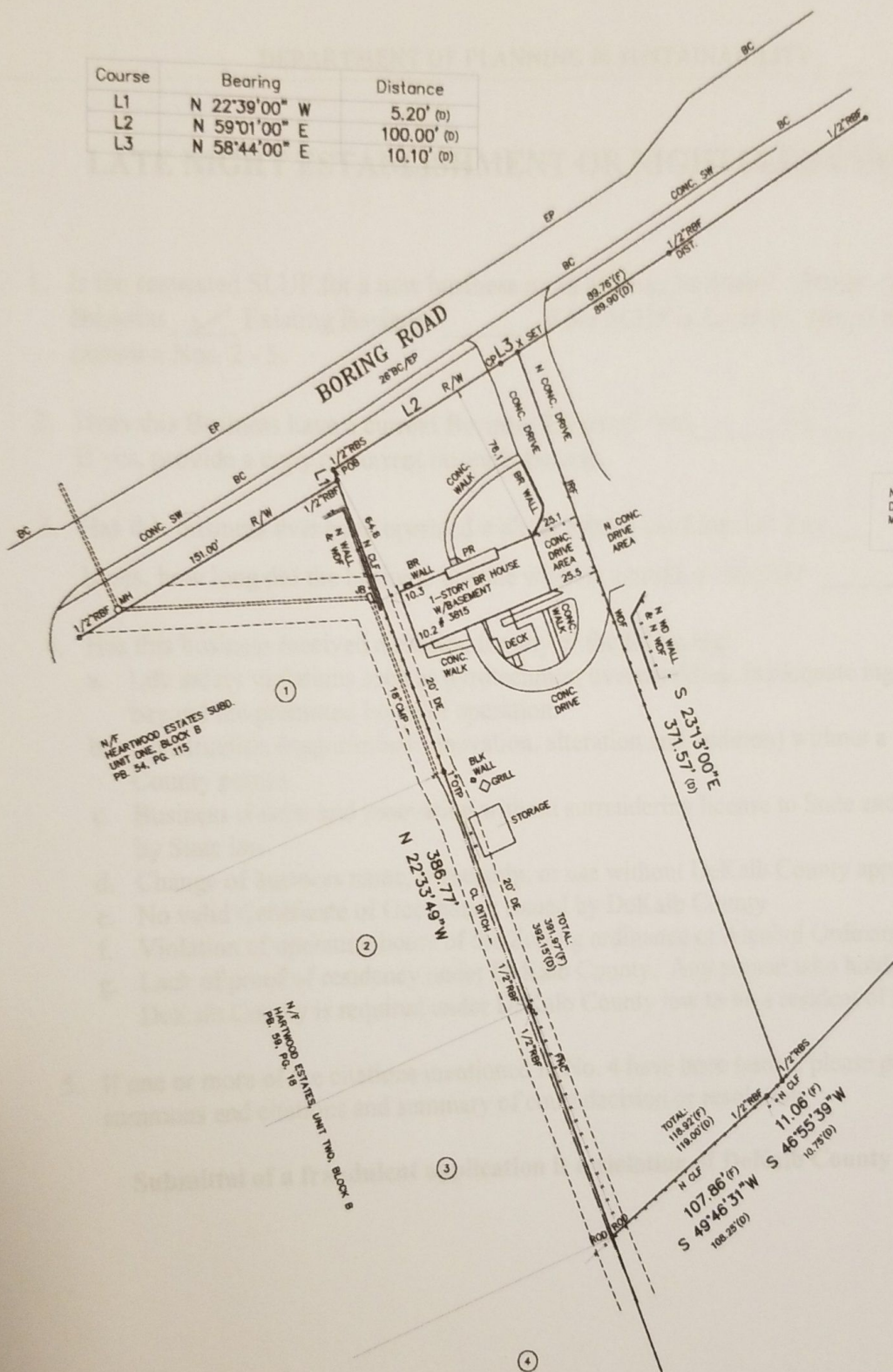




Course	Bearing	Distance
L1	N 22°39'00" W	5.20' (b)
L2	N 59°01'00" E	100.00' (b)
L3	N 58°44'00" E	10.10' (b)

- |       |                       |     |                            |
|-------|-----------------------|-----|----------------------------|
| POB   | POINT BEGINNING       | RY  | IRON PIN FOUND             |
| PLL   | LAND LOT LINE         | RP  | IRON PIN SET               |
| ML    | MAN HOLE              | OT  | OPEN TOP PIPE FOUND        |
| SL    | SANITARY SEWER LINE   | CR  | CRAMP TOP PIPE FOUND       |
| CS    | CAN SEWER CLEANOUT    | RB  | REINFORCING BAR            |
| CB    | CATCH BASIN           | NR  | NAIL REINFORCING BAR FOUND |
| JN    | JUNCTION BOX          | MR  | REINFORCING BAR SET        |
| DR    | DRAINAGE PILE         | MG  | MAGNETIC READING           |
| YD    | YARD PILE             | AF  | ANGLE IRON FOUND           |
| HW    | HEAD WALL             | CF  | CALCULATED POINT           |
| FW    | POWER POLE            | C   | -X-X                       |
| LP    | LIGHT POLE            | CL  | CHAIN LINK FENCE           |
| FW    | POWER LINE            | WF  | WOOD FENCE                 |
| OW    | OUT WIRE              | WF  | WIRE FENCE                 |
| SS    | SANITARY SEWER EXIST. | WF  | WIRE FENCE                 |
| DE    | DRAINAGE CEMENT       | FC  | FENCE CORNER               |
| UL    | UTILITY CEMENT        | WN  | WET WEATHER                |
| AE    | ACCESS EASEMENT       | BL  | BUILDING LINE              |
| TS    | TOP OF BANK           | R/W | RIGHT-OF-WAY               |
| BT    | BOTTOM OF BANK        | CP  | PROPERTY CORNER            |
| CC    | CORRODATED METAL PIPE | PL  | PROPERTY LINE              |
| RCP   | REINFORCED CONC. PIPE | CL  | CENTER LINE                |
| APD   | AS PER RECORD         | SP  | SPOON PORCH                |
| APD   | AS PER RECORD         | PI  | PORCH                      |
| APD   | AS PER RECORD         | PA  | PAVING                     |
| BC    | BOLD OF CURBS         | PI  | PIER, PORTANT              |
| ED    | EDGE OF PAVEMENT      | CB  | CABLE BOX                  |
| EP    | ELECTRIC POWER BOX    | COL | COLUMN                     |
| EM    | ELECTRIC METER        | BL  | BLOCK                      |
| GM    | GAS METER             | BR  | BROCK                      |
| GS    | GAS VALVE             | FR  | FRAME                      |
| WN    | WATER METER           | HD  | HOOD                       |
| WV    | WATER VALVE           | PL  | PLANT                      |
| OW    | OVERHANG              | D   | DEED                       |
| CU    | CORROSION UNCLAR      | R   | RECORD                     |
| AC    | AIR-CONDITION         | F   | FIELD                      |
| CONC. | CONCRETE              | N   | NORTH                      |

NOTE:  
DEED OF RECORD DOES NOT FORM  
MATHEMATICAL CLOSURE.



PLAY PREPARED FOR



DEPARTMENT OF PLANNING & SUSTAINABILITY

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business ☒ Existing Business ☐. If the SLUP is for an existing business please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes ☐ No ☐  
If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes ☐ No ☐  
If yes, how long did the business operate without a business license? \_\_\_\_\_
4. Has this business received a citation for any of the following:
  - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
  - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
  - c. Business closure and renovation without surrendering license to State and County as required by State law.
  - d. Change of business name, ownership, or use without DeKalb County approval.
  - e. No valid Certificate of Occupancy issued by DeKalb County
  - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
  - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

**Submittal of a fraudulent application is a violation of DeKalb County and State law.**