

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Date Received: _____ Application No: Z-22-1245856

Applicant Name: Starkatha Denson

Applicant E-Mail Address: stardenson85@yahoo.com

Applicant Mailing Address: 2336 Wesley Chapel Rd
Decatur, Ga 30035

Applicant Daytime Phone: 404-484-8044 Fax: _____

Owner Name: David Foster

If more than one owner, attach list of owners.

Owner Mailing Address: 2336 Wesley Chapel Rd Decatur, Ga

Owner Daytime Phone: 404-830-4432 30035

Address of Subject Property: 2336 Wesley Chapel Rd 15-131-02-009
Decatur, Ga 30035

Parcel ID#: 15-131-02-009

Acreage: .41 Commission District: 5 & 7

Present Zoning District(s): R-85

Proposed Zoning District: _____

Present Land Use Designation: SUB

Proposed Land Use Designation (if applicable): _____



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: Star Denson Phone: 4/484-8044 Email: stardenson85@yahoo.com
Property Address: 2336 Wesley Chapel Rd
Tax Parcel ID: 15-131-02-009 Comm. District(s): 5, Acreage: 1,510 s.f.
Existing Use: PCH-Group Proposed Use PCH-Community
Supplemental Regs: Yes Overlay District: No DRI: No
Rezoning: Yes No
Existing Zoning: R-85 Proposed Zoning: RSMA Square Footage/Number of Units:
Rezoning Request: To allow for a community personal care home of seven (7) persons (with a SLUP).

Land Use Plan Amendment: Yes No

Existing Land Use: Proposed Land Use: Consistent Inconsistent

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

Special Land Use Request(s) Personal Care Home for 7+ persons (Community)

Major Modification: No

Existing Case Number(s):

Condition(s) to be modified:

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 *no site plan presented (not necessary)*

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:
2018 SLUP for PCH for 6 residents (SLUP-18-1235193)

Planner: Melora Furman Date 4/20/22

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

Heart to Heart Personal Care
2336 Wesley Chapel Rd
Decatur, GA 30035

May 6, 2022

Dear Property Owner:

We would like to invite you to join our Zoom Video Meeting Sunday May 29, 2022 from 9:00am – 10:00am to discuss a proposed SLUP and Rezoning for the property located at 2336 Wesley Chapel rd, Decatur, Georgia 30035. Heart to Heart Personal Care is seeking to change conditions for the property to allow for an increase of 1 additional resident.

Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone, with or without video. If you are unable to make it, but would like to learn please email hearttoheartpch@gmail.com and we'll send you a summary of the meeting.

Heart to Heart Personal Care is inviting you to a Zoom meeting.

Topic: SLUP and Rezoning

Time: May 29, 2022 09:00 AM Eastern Time (US and Canada)

Join Zoom Meeting

<https://otago.zoom.us/join>

Meeting ID: 726 9665 5738

Passcode: pSx231

Sincerely,
Star Denson

Zoom Step by Step Instructions

Go to <https://otago.zoom.us/join> and Enter the Meeting ID that you have been provided with in the appropriate field and click "Join" (the meeting ID will be a 9 digit or 10 digit number)

If joining from a mobile Device

If you are joining from a mobile device (Android smartphone/tablet, Apple iPhone/iPad) then it will simply prompt you to download the Zoom Cloud Meeting app from the App/Play Store.

If joining from a computer

When entering a Zoom meeting for the first time from a computer you may need to download a small application file. This process is easy to complete on all commonly used browsers. Google Chrome should automatically download the file.

Just before entering the meeting you will be prompted to enter a display name. This name is simply to identify you in the meeting.

Join Audio via Computer

You will then be prompted how you wish to join your audio. If you wish to join audio via the telephone, follow the instructions further down, otherwise simply select Join Computer by Audio

Join Audio via Telephone

Dial in as using the number provided, however after entering the Meeting ID, you will be prompted to enter your Participant ID/Password. Simply enter this number followed by # and the video audio will then be synchronized.

Raising Your Hand

As the non-speaker if you wish to ask a question or make a point during the meeting it's good protocol to use the "Raise Hand" facility.

If the tool bar is not showing at the bottom of the Zoom window, place your cursor over the Zoom window so it appears and select the "Participants" icon.

A window listing other participants will appear, there is also a "Raise Hand" icon, click the icon to make it known to the Host that you would like to raise your hand.

If you wish to lower your hand, click the "Lower Hand" icon that will have replaced the "Raise Hand" icon

Leave Meeting

To leave a meeting from Zoom on your desktop, select "End Meeting" then "Leave Meeting."

SIGN-IN SHEET

NAME

ADDRESS OR AFFILIATION

PHONE#

EMAIL

No

One

Showed

Heart to Heart Personal Care
2336 Wesley Chapel rd
Decatur, Ga 30035



To Whom It May Concern:

Heart to Heart Personal Care is a licensed Personal Care Home located at 2336 Wesley Chapel rd Decatur, Georgia 30035. This property is located in an R-85 (Residential Medium Lot 85) single-family residential neighborhood. We are applying for Special Land Use Permit and rezoning to RSM (Residential Small Lot Mix). The property was approved by BOC for 6 resident in 2018. Heart to Heart is currently licensed for 6 residents and we would like to increase the capacity to 1 additional resident. We are a small residential personal care home that provides care to elderly and disabled adults that requiring more personalized attention. Also for those residents who would thrive best in a small home setting and would like to live in the community close to family and friends.

The residents live at the home and it's operated 24-hours, 7 days per week (Although, we are a twenty-four (24) hour seven (7) day care provider, we enforce all zoning district regulations specific to hours of daily operation). I live at the home and I'm the primary caregiver. We have one PRN (as needed) caregiver who comes in to help out with residents. A registered nurse comes in approximately twice per month.

We currently have 4 bedrooms for residents (2 single private room, 1 double semi-private bedroom and 1 triple semi-private bedroom) and 3 full bathrooms in the home. Adequate parking is provided in the driveway. For floor area, height of building, etc. please see attached floor plan.

Sincerely,
Starleatha Denson

Providing Care From The Heart

Heart to Heart Personal Care
2336 Wesley Chapel rd
Decatur, Georgia 30035



IMPACT ANALYSIS

A. Whether the zoning proposal is in conformity with the policy and intent of the Comprehensive Plan.

The proposal is consistent with the following policy of the 2035 comprehensive plan: Increase the availability of special needs housing to meet the growing population.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties.

The personal care home will continue to function as a residence and as such will be compatible with the other residence on Wesley Chapel and in the surrounding area.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

There are no affect by the zoning proposal. The subject property is a residential personal care home with current zoning and will continue to function as a residential personal care home.

D. Whether the zoning proposal will adversely affect the existing use of usability of adjacent or nearby properties.

The location is and will remain a residential property and is consistent with adjacent properties. Therefore zoning proposal will not adversely affect adjacent or nearby properties.

E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.

There are no known existing zoning conditions on the property.

F. Whether the zoning proposal will adversely affect historic building, sites, districts, or archaeological resources.

There are no historical buildings, sites, districts, or archaeological resource are located on the property or in the surrounding area.

G. Whether the zoning proposal will result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

An increase of one additional resident will not cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.

The zoning proposal has no known adverse impacts to any identified environmental resource.

Providing Care From The Heart

TO WHOM IT MAY CONCERN

Date: 5/4/2022

I David Foster hereby give total authorization to Ms. Starleatha Denson to utilize my property at 2336 Wesley Chapel Road in Decatur GA 30035. The Property will be used for home health, personal care or a group home. Any inquiry regarding this property, contact me at (404) 820-4432 or (404) 538 -8523.

Thank you for your cooperation.

x David Foster

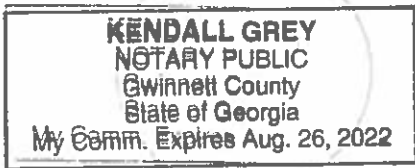
DAVID FOSTER

Personally Known

Produced Identification

Type and # of ID Georgia Drivers License

(Seal)



Kendall Grey

(Signature Notary)

KENDALL GREY

(Name of Notary Typed, Stamped or Printed)

Notary Public, State of Georgia

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes _____ No *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

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

Notary

 6/6/2022
Signature of Applicant /Date

Check one: Owner _____ Agent

Expiration Date/ Seal

*Notary seal not needed if answer is "no".

EXHIBIT "A"
LEGAL DESCRIPTION OF PROPERTY

All that tract or parcel of land lying and being in Land Lot 131 of the 15th District of DeKalb County, Georgia and being more particularly described as follows:

Beginning at an iron pin on the easterly side of Wesley Chapel Road, four hundred sixty eight (468) feet northerly from the corner formed by the intersection of the easterly side of Wesley Chapel Road with the northerly side of South Hairston Road; said point of beginning also being at the northwest corner of Lot 13, Block A, property now or formerly owned by C. M. Ralston; running thence easterly along the northerly line of said Lot 13, Block "A"; said Ralston property, that forms an interior angle of 90 degrees with the easterly side of Westerly Chapel Road, one hundred seventy seven (177) feet to an iron pin; running thence northerly at an interior angle of 91 degrees with the preceding course, ninety eight (98) feet to an iron pin and Lot 1, Block "E", Riverwood Subdivision, Unit #2; running thence northwesterly along the southwesterly line of said Lot 1 at an interior angle of 100 degrees with the preceding course, one hundred seventy and four tenths (170.4) feet to an iron pin and the southeasterly side of Wesley Chapel Road; running thence southwesterly along the southeasterly and easterly side of Wesley Chapel Road, one hundred thirty three (133) feet to the point of beginning; being improved property known as no. 2336 Wesley Chapel Road, according to the current system of numbering houses in DeKalb County, Georgia, and more particularly shown on survey prepared by A. S. Giometti Assoc., Inc., dated June 8, 1972.

Rev 02/99

David Foster
0896931872



SURVEYOR'S SITE PLAN NOTES

1. Purpose of survey - To support special use application.
2. Field survey completed 6/13/2017. Video record made by surveyor at time of survey.
The field data upon which this map or plat is based was by a radial survey and not adjusted.
3. This map or plat has been calculated for closure and is found to be accurate within one foot in 126,695 feet.
4. A Leica TCRA 1103 robotic total station was used to obtain the linear and angular measurements used in the preparation of this plat. All distances shown hereon are horizontal "ground" distances.
5. Public records referenced in this survey found at the DeKalb County Clerk of the Circuit Court.

CALL 811 BEFORE DIGGING. KNOW WHATS BELOW

R-100 zoning requirements

- Lot width fronting cut-de-sac - 35'
- Lot coverage (maximum %) - 35%
- Actual lot coverage - 2,400 sq.ft./11,187 sq. ft.=21%
- Building Setbacks (minimum)
- Asbuilt setbacks encroach.
- Front - 35'
- Side - 10'
- Rear - 40'
- Minimum lot area - 15,000 sq. ft.
- Actual lot area - 11,187 sq. ft.

Height (maximum) - 35'

According to FEMA flood map 13089C0141J, map revised 5/16/2013; this property is not located in a flood hazard area.

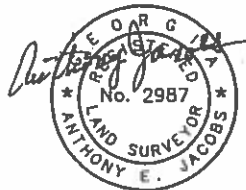
No trees to be disturbed at the time of this asbuilt survey.

SURVEYOR'S CERTIFICATION

This is to certify that this survey was prepared from a ground run survey and in conformity with The Technical Standards for Property Surveys in Georgia, as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

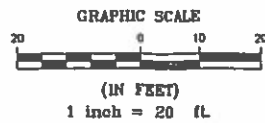
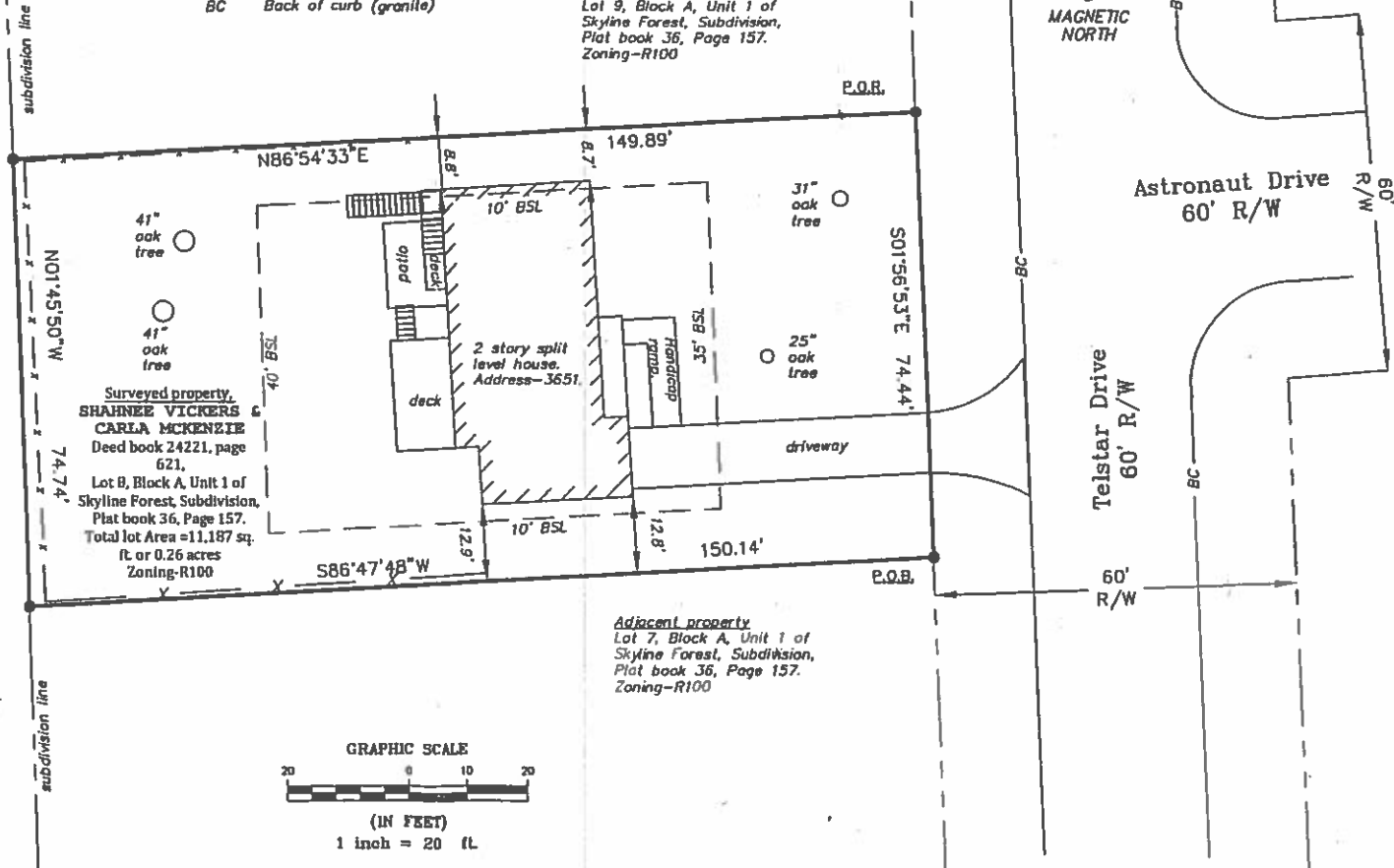
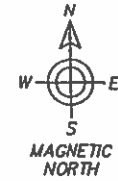
Anthony Jacobs

Anthony Jacobs
Registered Land Surveyor No. 2987



- LEGEND**
- Found property corners are 1" crimped top pipes.
 - P.O.B. Point of Beginning
 - P.O.R. Point of Reference
 - Property line/right of way line
 - R/W Right-of-way
 - BSL Building set back line
 - - - Fence
 - BC Back of curb (granite)

Adjacent property
Lot 9, Block A, Unit 1 of Skyline Forest, Subdivision, Plat book 36, Page 157. Zoning-R100



Property boundary retracement & Site plan survey For
Wellness Community Living
Agent: Carla McKenzie
3651 Telstar Dr.
Ellenwood, GA 30294

Survey done by:
Exclusive Land Surveying
313 Eagle Way
Stockbridge, GA 30281
Phone (404) 304-9757
Certificate of Authorization no. LSF000877

PROPERTY LOCATION
3651 Telstar Dr.
Ellenwood, GA 30294
(unincorporated)
Lot A, Block A, Skyline Forest, Unit 1, Subdivision.
Land Lot 53, 15th District
DeKalb County, Georgia

Drawing date: 6/13/2017
Drawing scale: 1"=20'
Drawn by: Anthony Jacobs
Sheet: 1 of 1
(sheet size 11x17)
Dwg. name: 3651telstar.dwg