

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 05 Super District 07

**Application of Monique Hardnett for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the R-100 (Residential Medium Lot) zoning district, at 1193 Sherrington Drive.**

**PETITION NO:** N16-2022-2268 SLUP-22-1246099

**PROPOSED USE:** Childcare institute (CCI) for up to six (6) children.

**LOCATION:** 1193 Sherrington Drive, Stone Mountain, Georgia 30083

**PARCEL NO. :** 15-224-09-062

**INFO. CONTACT:** Planning & Sustainability

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Monique Hardnett for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the R-100 (Residential Medium Lot) zoning district. The property is located on west side of Sherrington Drive opposite Bergen Court, at 1193 Sherrington Drive in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Sherrington Drive and contains 0.43 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Pending.

**PLANNING STAFF:** Deferral.

**STAFF ANALYSIS:** The applicant is seeking a special land use permit (SLUP) to establish a child caring institution (for four (4) to six (6) children). The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the *Comprehensive Plan*. The subject property is located in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal permits a residential group home for “youths with developmental disabilities...[including intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy]” that may serve the needs of its immediate residential community. However, the application materials indicate that residents up to age 21 may be permitted to stay. Child caring institutions are limited to children (age 17 or younger). Further consideration is recommended regarding the flexibility to extend residency to individuals age 18-21. The site should be adequate for the proposed use in a residential setting. The provided floor plan shows three bedrooms and two bathrooms for the children. The adverse impacts based on the manner and time of operation should be minimal, and the driveway is sufficient to accommodate at least four vehicles. No expansion or exterior modification of the existing structure is proposed. Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends “Deferral of the special land use permit request to afford the applicant time to clarify the request”.

**PLANNING COMMISSION VOTE:** Pending.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval 5-1-0.



## DeKalb County Department of Planning & Sustainability

178 Sams Street,  
Decatur, GA 30030

(404) 371-2155 / [www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

**Planning Commission Hearing Date: November 1, 2022**  
**Board of Commissioners Hearing Date: November 17, 2022**

### STAFF ANALYSIS

<b>Case No.:</b>	SLUP-22-1246099	<b>Agenda #:</b> 2022-2268
<b>Location/Address:</b>	1193 Sherrington Drive	<b>Commission District:</b> 05 <b>Super District:</b> 07
<b>Parcel ID(s):</b>	15-224-09-062	
<b>Request:</b>	Special Land Use Permit to operate a child caring institution for four (4) to six (6) children.	
<b>Property Owner(s):</b>	Monique Hardnett	
<b>Applicant/Agent:</b>	Monique Hardnett	
<b>Acreage:</b>	0.43 acres	
<b>Existing Land Use:</b>	Residential	
<b>Surrounding Properties:</b>	<b>North:</b> R-100 <b>East:</b> R-100 <b>South:</b> R-100 <b>West:</b> RSM	
<b>Comprehensive Plan:</b>	<b>SUB</b>	<input checked="" type="checkbox"/> <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b>

#### Staff Recommendation: Deferral.

The applicant is seeking a special land use permit (SLUP) to establish a child caring institution (for four (4) to six (6) children). The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the *Comprehensive Plan*. The subject property is located in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal permits a residential group home for “youths with developmental disabilities...[including intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy]” that may serve the needs of its immediate residential community. However, the application materials indicate that residents up to age 21 may be permitted to stay. Child caring institutions are limited to children (age 17 or younger). Further consideration is recommended regarding the flexibility to extend residency to individuals age 18-21.

The site should be adequate for the proposed use in a residential setting. The provided floor plan shows three bedrooms and two bathrooms for the children. The adverse impacts based on the manner and time of operation should be minimal, and the driveway is sufficient to accommodate at least four vehicles. No expansion or exterior modification of the existing structure is proposed.

Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends deferral of the special land use permit request to afford the applicant time to clarify the request.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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

Case No.: SLUP-22-1246099

Parcel I.D. #: 15-224-09-062

Address: 1193 SHERRINGTON DR

STONE MOUNTAIN, GA 3008

**WATER:**

Size of existing water main: 8"AC (adequate/inadequate)

Distance from property to nearest main: Adjacent

Size of line required, if inadequate: unknown

**SEWER:**

Outfall Servicing Project: Upper Snapfinger Creek

Is sewer adjacent to property: Yes (☒) No ( ) If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: SnapFinger Treatment Plant (☒ adequate ( ) inadequate)

Sewage Capacity: 36 (MGPD)

Current Flow: 28.2 (MGPD)

**COMMENTS:**

Sewer Capacity is not required if the work is an addition
Sewer Capacity is required if the work is a demo and rebuild

Signature: Yola Lewis



10/17/2022

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
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 laundries
- 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 sidewalk for 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.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

10/17/2022

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N13 2022-2263

Z-22-1246093 18-267-01-004, 18-267-01-007, 18-267-01-008

3375 Northeast Expy, Chamblee, GA 30341

☐ Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

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N14 2022-2264

Z-22-1246095 18-049-01-012, 18-049-01-013

1620 Scott Blvd., Decatur, GA 30033

☐ Amendment

- Please review general comments.
- Note: This property may be on septic. Based on our records several surrounding properties have septic system installed. Our office does not have records that indicates installation.

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N15 2022 2265

Z22-1246096 15-248-09-015

2739 Craigie Ave., Decatur, GA 30030

☐ Amendment

- Please review general comments.

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N16 2022-2268

SLUP-22-1246099 15-224-09-062

1193 Sherrington Drive, Stone Mountain, GA 30083

☐ Amendment

- Please review general comments.

## Zoning Comments – October 2022

- N1.** No package to review.
- N2. 1845 Lawrenceville Hwy.** Lawrenceville Hwy is a state route. GDOT review and approval required prior to permitting. Lawrenceville Hwy 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. Add ADA Ramps and a pedestrian crossing across Jordan Lane. Requires a 5-foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Jordan Lane 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 12-foot travel lane from centerline with curb and gutter. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. No poles may remain within the limits of the sidewalk. Driveway on Jordan Lane cannot be relocated without Transportation approval- proposed location acceptable.
- N3. 1251 Robinwood Rd.** Build 5 foot sidewalks in front of the subject property and extend to Lawrenceville Hwy within the current right of way. Robinwood Rd 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 12 foot travel lane from centerline with curb and gutter. Requires a 5 foot landscape strip with a 5 foot sidewalk on right of way. Requires pedestrian scale streetlights. Street parking within the right of way must be approved by Roads & Drainage prior to permitting. No poles may remain within the limits of the sidewalk. Interior streets/alleys must be private.
- N4. 3458 Mountain Drive.** Mountain Drive is a state route and requires GDOT review and approval prior to permitting. Requires traffic study to determine required number of lanes and queue lengths at entrances. The study will also determine the need for left turn lanes into the development. Mountain Drive is classified as a collector road. Requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot multi-use path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Speed Limit is 45 mph (per plans). Watch minimum driveway separation spacing in Sec 14-200(6). Speed Limits between 36 to 45mph requires 245 feet of separation between driveways. Developments with 151-300 residential units require 3 access points (Land development Code Sec 14-200(5).) Suggest that if you are seeking a variance that you do it within the zoning process. Interior street must be private.
- N5. 6168 Marbut Rd.** No parking allowed on Marbut Road.
- N6/N7. 2179 Bouldercrest Road.** Bouldercrest Road is classified as a major arterial. Requires a right of way dedication of 50 from centerline OR such that all public infrastructure is within right of way, whichever greater. Replace curbing along property frontage. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. No Parking allowed within the right of way.
- N8. 3507 Memorial Drive.** Memorial Drive is a state route. GDOT review and approval required prior to permitting. No comment. Based on the plan, this site it interior to the property and not adjacent to a right of way.

- N9. 311 South Howard St.** (They have the wrong address on the application. It is 211 South Howard Street.) Memorial Drive is a state route within the City of Atlanta. Both agencies will have to review and approve the requirements prior to permitting. For DeKalb: Memorial Drive requires a right of way dedication of 50 foot from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. DeKalb Transportation will defer to the City of Atlanta comments for right of way improvements. South Howard St is classified as a collector street. South Howard Street requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Access point must remain at the southern property line on South Howard St. Interior private alley (instead of a shared drive for permitting) must be private. Shared drives not allowed for 6 lots, private alley in this case is allowed.
- N10. 1347 Bermuda Road.** By Code- shared driveways can only be for 2 lots. A variance will be necessary to have 6 lots on a shared driveway. Suggestion: widen to 24 feet and make it a private road. Bermuda Road is classified as a collector road. requires a right of way dedication of 35 from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Watch minimum separation of drives/roads in section 14-200(6) based on the speed limit of the road.
- N11. 8067 Rockbridge Road.** No Access on The Trace. Rockbridge Road 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 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. The Trace 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 path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. This property is within the interior of a curve. Intersection sight distance exiting the property (based on AASHTO guidance and sealed by a professional engineer) must be met prior to permitting. Guardrail resign must also take place by a professional engineer along the Rockbridge frontage.
- N12. 1065 Fayetteville Rd.** Fayetteville Road is classified as a collector road. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with a 10 foot mulituse path. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. Graham Circle 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 12 foot travel lane from centerline of road. Requires a 5 foot landscape strip with a 5 foot sidewalk path. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights. Interior streets are shown on site plan as private. If they become public: Requires a right of way dedication of 55 feet. Requires a 5 foot landscape strip with a 6 foot sidewalk. No poles may remain within the limits of the sidewalk. Requires pedestrian scale streetlights.
- N13. 2255, 3375, 3395 Northeast Expressway.** All access is from GDOT right of way. GDOT review and permits required. Further discussions required around the Peachtree Greenway Trail connection. All public infrastructure must be on right of way.
- N14. 1602 Scott Blvd.** Scott Blvd is a state route. GDOT review and approval required prior to permitting. Scott Blvd 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 5 foot landscape strip with a 10 foot mulituse path. Extend Path to and along Blackmon Drive frontage. No poles may remain within the limits of the path. Requires pedestrian scale streetlights. All interior streets to be private. No access allowed on Blackmon Drive Right in right out only allowed on Scott Blvd- with proper design to prohibit restricted movements.
- N15. 2739 Craigie Ave.** No comment.
- N16. 1259 Sheppard Ct.** No comment.

**N17/N18.** Not in package to review.

**N19.** No comment.



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

### DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

N-16

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SUP-22-124609 Parcel I.D. #: 15-224-09-062

Address: 1193  
Sherington Dr.  
SPRING, GA 30083

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) 6/7<sup>TH</sup> 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:

Field and plans reviewed. Nothing found that would
disrupt traffic patterns.

Signature: [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: Monique Hardnett

Daytime Phone: (404) 337-5611 E-Mail: Monique.Hardnett@fosterkidsrus.org

Mailing Address: 1259 Sheppard Court, Stone Mountain GA 30083

Owner Name: \_\_\_\_\_  
(If more than one owner, attach contact information for each owner)

Daytime Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: 1259 Sheppard Court  
Stone Mountain DeKalb County, GA, 30083

Parcel ID: 1522409062 Acreage or Square Feet: 3,149 Commission Districts 5 E 7

Existing Zoning: R-100 Proposed Special Land Use (SLUP) (SLUP)

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

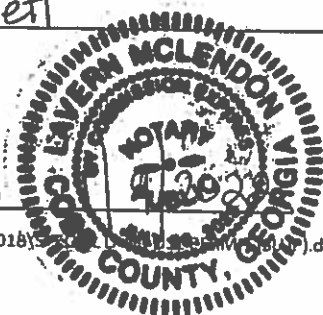
Owner: ☒ Agent: \_\_\_\_\_ Signature of Applicant

Printed Name of Applicant:

Monique Hardnett

Notary Signature and Seal:

Mclendon



**Monique Hardnett**  
**1193 Sherrington Drive, Stone Mountain GA 30083**  
**monique.hardnett@fosterkidsrus.org**  
**Telephone # 404-337-5611**

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August 13, 2022

**RE: A Proposed Rezoning Project for:**  
**1193 Sherrington Drive,**  
**Stone Mountain GA 30083**

Dear Property Owners,

We would like for you to join our Zoom meeting on Tuesday August 30<sup>th</sup>, at 7.30 pm to 8.30 pm to discuss the rezoning of the property located at 1193 Sherrington Drive, Stone Mountain GA 30083. The main purpose of this rezoning is to operate a Child Caring Placement for special needs children.

If you are not able to attend but would like to contact us via email or phone please send you request to me directly to the contact information above.

**Below are the meeting instructions.**

**YOU ARE INVITED TO A ZONING MEETING**

Monique Hardnett is inviting you to a scheduled Zoom meeting.

Topic: Monique Hardnett's Zoom Meeting

Time: Aug 30, 2022 07:30 PM Eastern Time (US and Canada)



Join Zoom Meeting

<https://us04web.zoom.us/j/71376572913?pwd=iOdxRxzAiA7AsgjWUFvoxZgbLEaJQ8.1>

Meeting ID: 713 7657 2913

Passcode: fCwpz6

Sincerely,

Monique Hardnett

# Zoom meeting invitation - Monique Hardnett's Zoom Meeting



**From** Monique Hardnett <monique.hardnett@fosterkidsrus.org>  
**To** <lavern\_mclendon@morganbay.org>  
**Date** 2022-08-13 3:02 pm

 Part 1.3.ics (~726 B)  Zoom-Meeting.ics (~709 B)

Monique Hardnett is inviting you to a scheduled Zoom meeting.

Topic: Monique Hardnett's Zoom Meeting

Time: Aug 30, 2022 07:30 PM Eastern Time (US and Canada)

Join Zoom Meeting





<https://us04web.zoom.us/j/71376572913?pwd=iOdxRxzAiA7AsgjWUFvoxZgbLEaJQ8.1>

Meeting ID: 713 7657 2913

Passcode: fCwpz6

# Screen shot of HOA meeting yesterday

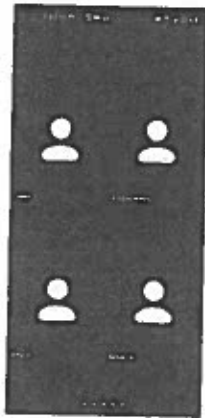
From Nikki <monique.hardnett@gmail.com>  
To Lavern McLendon <lavern\_mclendon@morganbay.org>  
Date 2022-08-31 8:58 am

-  Screenshot\_20220830-193248\_Zoom.jpg (~68 KB)  Screenshot\_20220830-193158\_Zoom.jpg (~135 KB)  
 Screenshot\_20220830-193330\_Zoom.jpg (~168 KB)  Screenshot\_20220830-193216\_Zoom.jpg (~393 KB)

Attached

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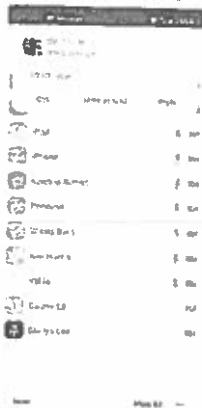
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Screenshot\_20220830-193330\_Zoom.jpg

~168 KB



Screenshot\_20220830-193216\_Zoom.jpg

~393 KB





1259 Sheppard Court, Stone Mountain. GA 30083  
Telephone Contact: (404) 337-5611  
Email: [getinvolved@fosterkidsrus.org](mailto:getinvolved@fosterkidsrus.org)

## **Request for Rezoning Special land Use Permit for Child Caring Institution (CCI)**

### **Program Overview**

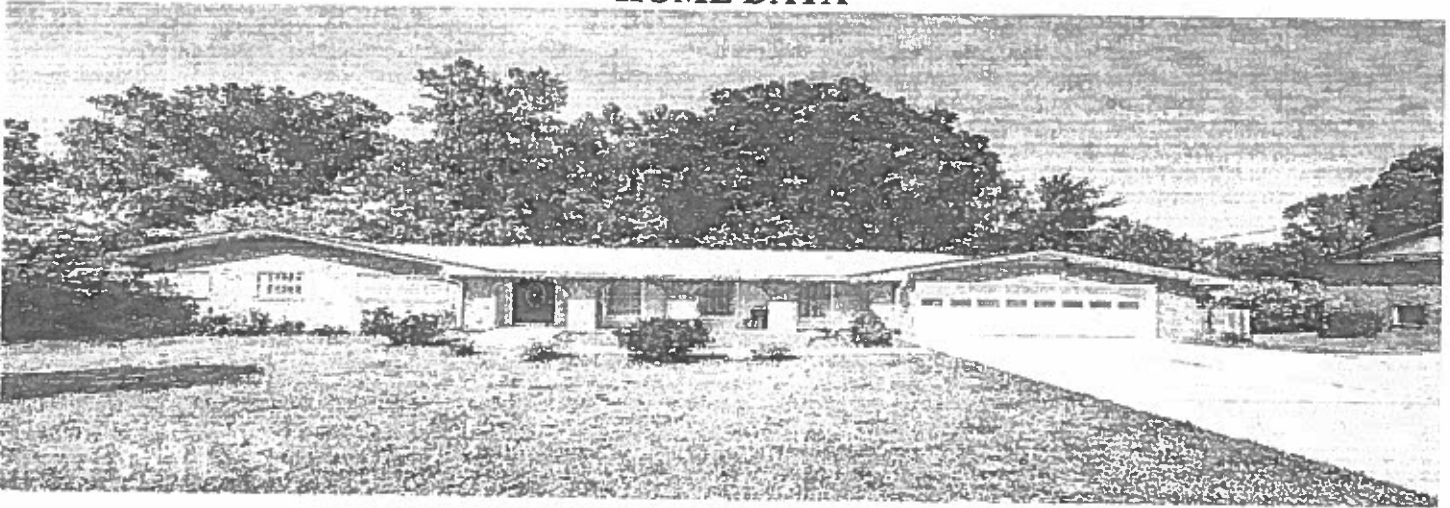
I Believe the Children are our Future Care Institution (CCI) is requesting a Special Land Use Permit to operate a CCI specialty care group home for youths between the ages of 14 years old and 21 years old. The demographic of youths in this program are described as youths with developmental disabilities. Among the most common are intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy, this group also includes with high level behavioral management problems. **The home will house 6 youths and will have 24/7 coverage for all youth. This will be provided with a two direct care staff, a director, and a Life coach.** The Staff will work on a twelve rotation shift. They will be security camera for additional support and all the smoke detectors and fire alarm systems will be hardwire into law enforcement and the fire department. The home is required to have two (2) fire extinguisher and the staff are required to be trained in fire safety and CPR certified.

**Purpose of the House:** The house has 3 bedrooms on the 1<sup>st</sup> level which will be used to house six children (6) with 2 twin beds a dresser and a two(2) night stands in each room. On the lower level of the house will be the conference, staff quarters and the office for the business staff. Youths will not be allowed on the second level with out prior approval and will be supervised by two staff.

**Parking** – The location can hold up to four(4) cars in the parking space and two (2) including the garage. On each shift they will not be more than two cars parked in the parking space per day.

**zoned with a capacity of six or more youths and young adults and must also obtain a residential care licensing (RCCL) for operation in the state of Georgia within all local counties and cities only.** Ms. Hardnett must submit a copy of the zoning letter and the Fire Marshall inspection before she will be allowed to obtain licensing from RCCL and OPM. The average time frame to complete this process is twelve(12) months and therefore we would like to get approval for zoning so we can move forward with all the other prerequisites for the program application and paperwork submission. All contract from the Office of Provider Management (OPM) is given twice per year July/October of each current year. All application is accepted by Office of Provider Management (OPM) in November 2022 and February 2023.

### **HOME DATA**



**Location Address: 1193 Sherrington Dr, Stone Mountain, GA 30083**

**Brick Home with five exits - Single Family Home with in Law suite**

**Parking Space for 4 to 6 Cars in front of House**

**4 bedrooms /3 ½ bathrooms**

**Main Floor Total Sq ft : 1836**

**Basement Total Sq ft. 1313**

**Other relevant information regarding Re-zoning request:**

1. **HOA Presence:** Home is in a voluntary HOA with no covenants or rules for homeowners.
2. **Notification of intent Letter:** After this pre-application meeting letters will be sent homeowners in the community advising of the company's intent to rezone for a CCI group home.
3. **Meeting Held August 30<sup>th</sup> @ 7.30 pm** – No opposition to move forward with plan for HOA or homeowners

**Company requesting the Special Land Use Permit**

I Believe the Children are our Future Inc.

Address : 1259 Sheppard Court, Stone Mountain. GA 30083

Telephone Contact: (404) 337-5611

Email: [getinvolved@fosterkidsrus.org](mailto:getinvolved@fosterkidsrus.org)

## **STATEMENT OF CONDITIONS DISCUSSED WITH THE NEIGHBORHOOD**

The rezoning discussion was held via Zoom on August 30<sup>th</sup> @ 7:30 pm. There was an overall 95% approval from the HOA members, however about 5% of the homeowners were concerned with property value going down and insurance rates going up.

Ms. Hardnett was able to explain to the group that this was only for a special land use permit and that it would not impact property value or insurance rate of the properties. Ms. Hardnett told the group that she also lives in the community and was fully vested in the property value and community safety. Ms. Hardnett assured them that they will always be full supervision at the home and that the youths are not considered high risk for crime or any other serious offences. These were children with special needs who need care and supervision and did not pose a threat to themselves or the community.

Ms. Hardnett told the group she was a product of the foster care system and her passion and goal in life is now to give back to this group.

-----

This program will provide room, board and watchful oversight for youths special needs children and youth adults within the DFCS system for the long term and will provide twenty four hours service for long term care. The children age ranges from 4 years old to 18 years old and will be in her care until they aged out at 18 years old or can stay in extended care until 21 years old.

**Traffic:**

The neighborhood will have minimal impact by the operation of this group home since the youths will be supervised 24/7 by the direct staff and program director. Because of the nature of the program traffic flow will not be impacted in no way by the staffing at the home. Only two staff will be at the location at all times. All offsite appointments will be managed by the staff so they will not be no drop off and pick up of youths at the location.

**Garbage Storage:**

Garbage will be stored in two covered containers in the garage until pick up date. This house will be service in a homelike environment and does not expect to have any overflow in this area

**Impact on Community and Environment:**

The impact of this location on the community and environment will be minimal if any. During the remodeling and setup phase no trees or plants will be remove. The home will not be using any additional electric and storing more than two cars at the home.

The home will not be remodeled to change any building structure or physical appearance of the home to conflict the current community style. No signs or plaque will be displayed on the front of back of the house. No trees or plants will be removed. No pool or water feature will be installed. The master plan of the home will not be changed in any shape or form to accommodate the operation of this home. Based on the requirements for a special use permit this home does satisfies those requirements as stated in the regulations.

**Prepared by: Monique Hardnett**

**Date : 08/31/222**

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: \_\_\_\_\_

TO WHOM IT MAY CONCERN:

(I), (WE) \_\_\_\_\_  
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

\_\_\_\_\_  
Name of Agent or Representative

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

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

*See Warranty Deed attached.*

Certified to be a true copy  
of the original document



Record and Return to:  
Lueder, Larkin & Hunter, LLC  
4500 Hugh Howell Road, Suite 350  
Tucker, GA 30084  
File No.: GA-TK-22-0400-PUR

### LIMITED WARRANTY DEED

STATE OF GEORGIA  
COUNTY OF DEKALB  
APN/Parcel ID: 15 224 08 062

THIS INDENTURE, made this 28th day of June, 2022, between

Lee Powell and Shushanah Powell

as party or parties of the first part, hereinafter called Grantor, and

Monique Hardnett

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

All that certain parcel of land situated in Land Lot 224 of the 15th District of DeKalb County, Georgia being known as Lot 15, Block A of Sherrington Subdivision, Unit One, as per plat recorded in Plat Book 51, Page 160, DeKalb County, Georgia Records, to which reference is hereby made for the purpose of incorporating the same herein.

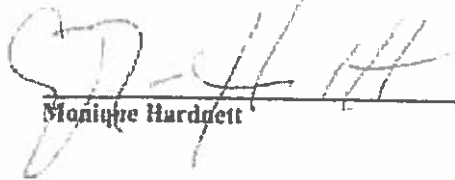
Subject to all easements and restrictions of record.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

Loan Number: 5005003194

MIN: 100802370002387469

WITNESS THE HAND(S) AND SEAL(S) OF THE UNDERSIGNED.

  
\_\_\_\_\_  
Monique Hardgett (Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower  
(Sign Original Only)

Loan originator (Organization): Northpointe Bank; NMLS #: 447490  
Loan originator (Individual): Kerry Langley; NMLS #: 506632



## License

# STATE OF GEORGIA REAL ESTATE APPRAISERS BOARD

DUSTIN G SKIDMORE

337470

IS AUTHORIZED TO TRANSACT BUSINESS IN GEORGIA AS A  
**CERTIFIED RESIDENTIAL REAL PROPERTY APPRAISER**

THE PRIVILEGE AND RESPONSIBILITIES OF THIS APPRAISER CLASSIFICATION SHALL CONTINUE IN EFFECT AS LONG AS THE APPRAISER PAYS REQUIRED APPRAISER FEES AND COMPLIES WITH ALL OTHER REQUIREMENTS OF THE OFFICIAL CODE OF GEORGIA ANNOTATED, CHAPTER 43-39-A. THE APPRAISER IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL FEES ON A TIMELY BASIS.

D. SCOTT MURPHY  
Chairperson

JEFF A. LAWSON  
Vice Chairperson

JEANMARIE HOLMES  
KEITH STONE  
WILLIAM A. MURRAY

1501242205058447

DUSTIN G SKIDMORE

# 337470

Status ACTIVE

END OF RENEWAL  
02/28/2023CERTIFIED RESIDENTIAL REAL PROPERTY  
APPRAISER

THIS LICENSE EXPIRES IF YOU FAIL TO PAY  
RENEWAL FEES OR IF YOU FAIL TO COMPLETE ANY  
REQUIRED EDUCATION IN A TIMELY MANNER.

State of Georgia  
Real Estate Commission  
Suite 1000 - International Tower  
228 Peachtree Street, N.E.  
Atlanta, GA 30303-1805



LYNN DEMPSEY  
Real Estate Commissioner

1501242205058447

DUSTIN G SKIDMORE

# 337470

Status ACTIVE

END OF RENEWAL  
02/28/2023CERTIFIED RESIDENTIAL REAL PROPERTY  
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Suite 1000 - International Tower  
228 Peachtree Street, N.E.  
Atlanta, GA 30303-1805



LYNN DEMPSEY  
Real Estate Commissioner

1501242205058447

SKIDMORE, DUSTIN G  
2670 REGENCY DR W  
TUCKER, GA 30084

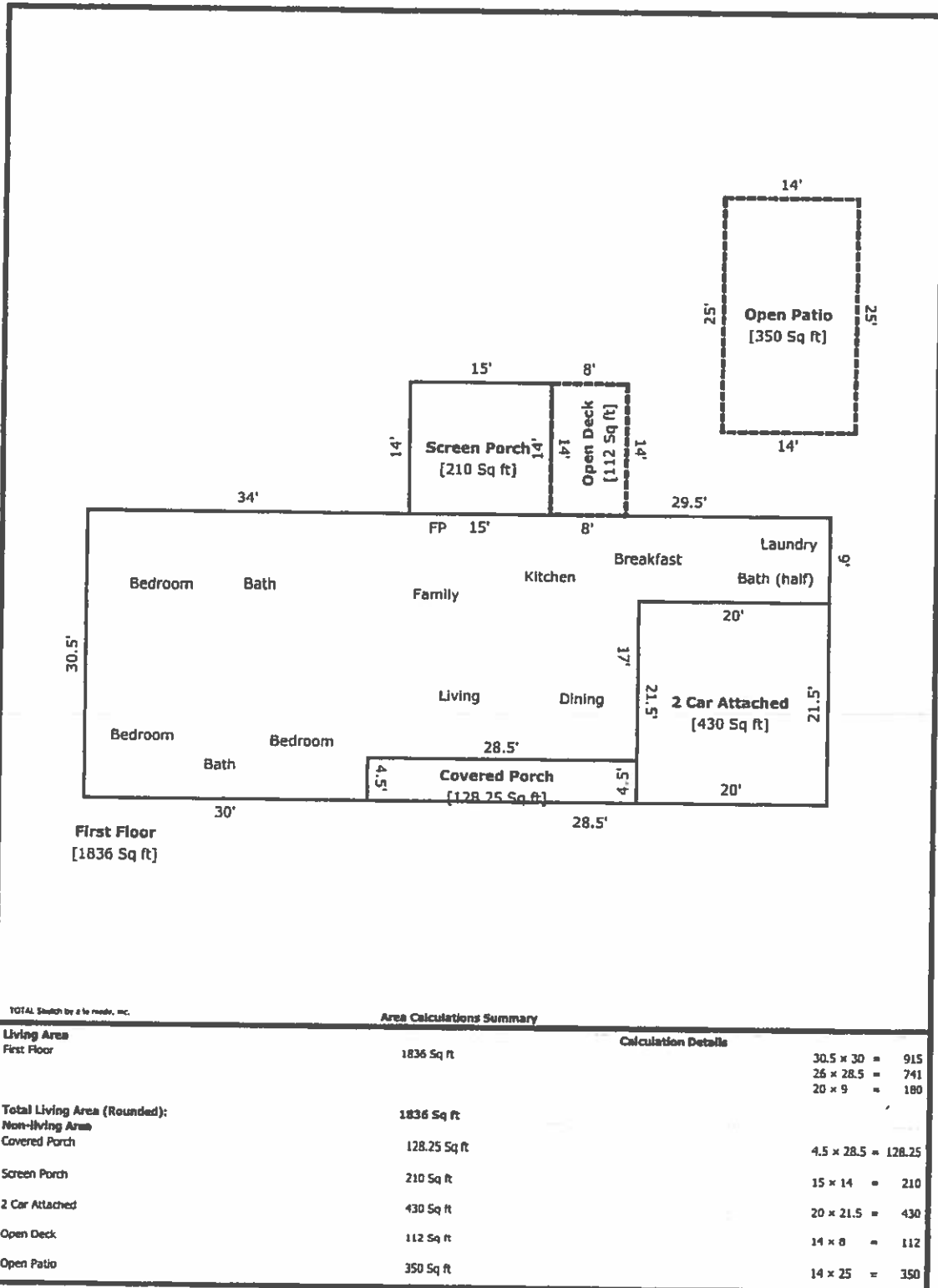
**Legal Description**

Borrower	Monique Hardnett				
Property Address	1193 Sherrington Dr				
City	Stone Mountain	County	DeKalb	State	GA
Lender/Client	Northpointe Bank			Zip Code	30083

ALL THAT CERTAIN PARCEL OF LAND SITUATED in Land Lot 224 of the 15th District of DeKalb County, Georgia being known as Lot 15, Block A of SHERRINGTON SUBDIVISION, UNIT ONE, as per plat recorded in Plat Book 51, Page 160, DeKalb County, Georgia records, to which reference is hereby made for the purpose of incorporating the same herein.

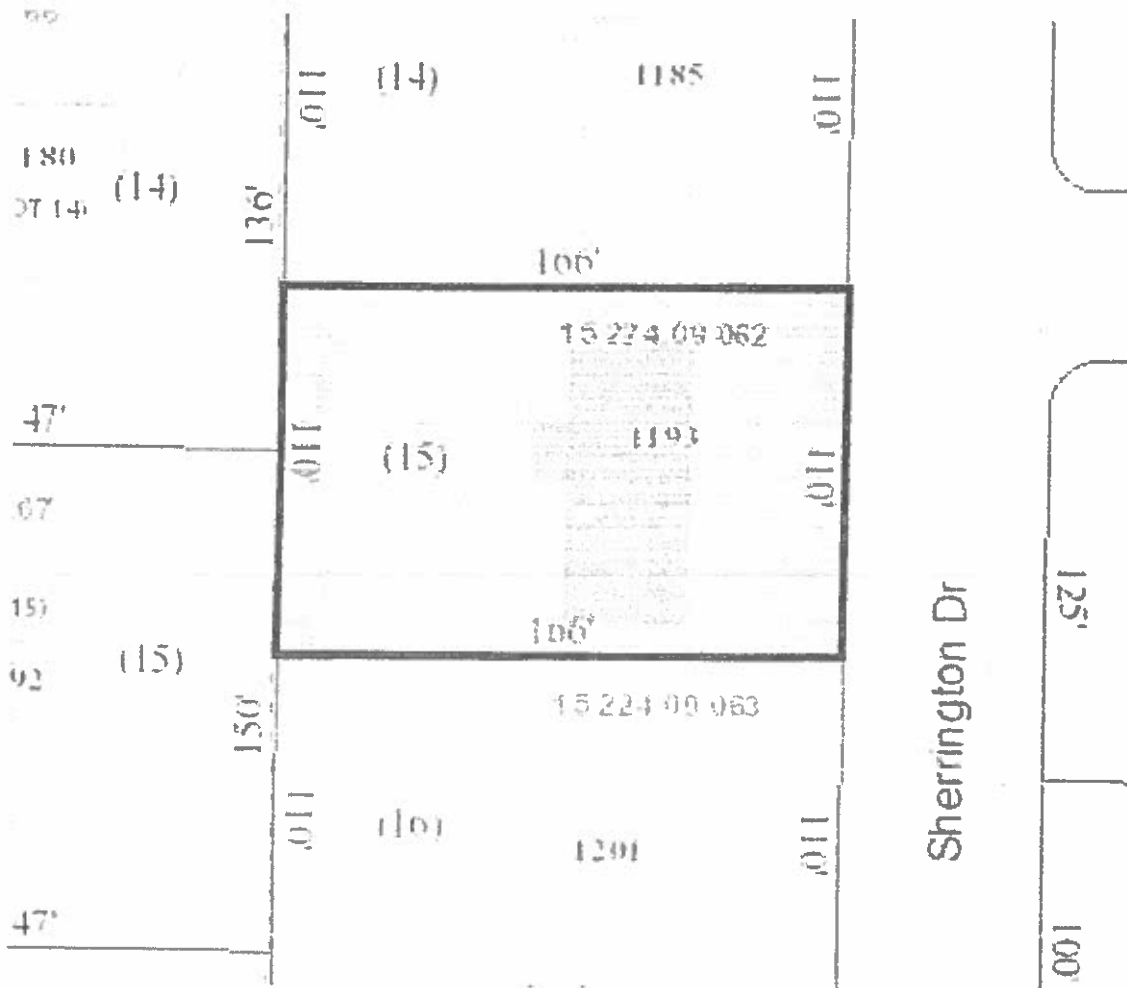
## Building Sketch (Page - 1)

Borrower	Monique Hardnett				
Property Address	1193 Sherrington Dr				
City	Stone Mountain	County	Dekalb	State	GA
Lender/Client	Northpointe Bank			Zip Code	30083



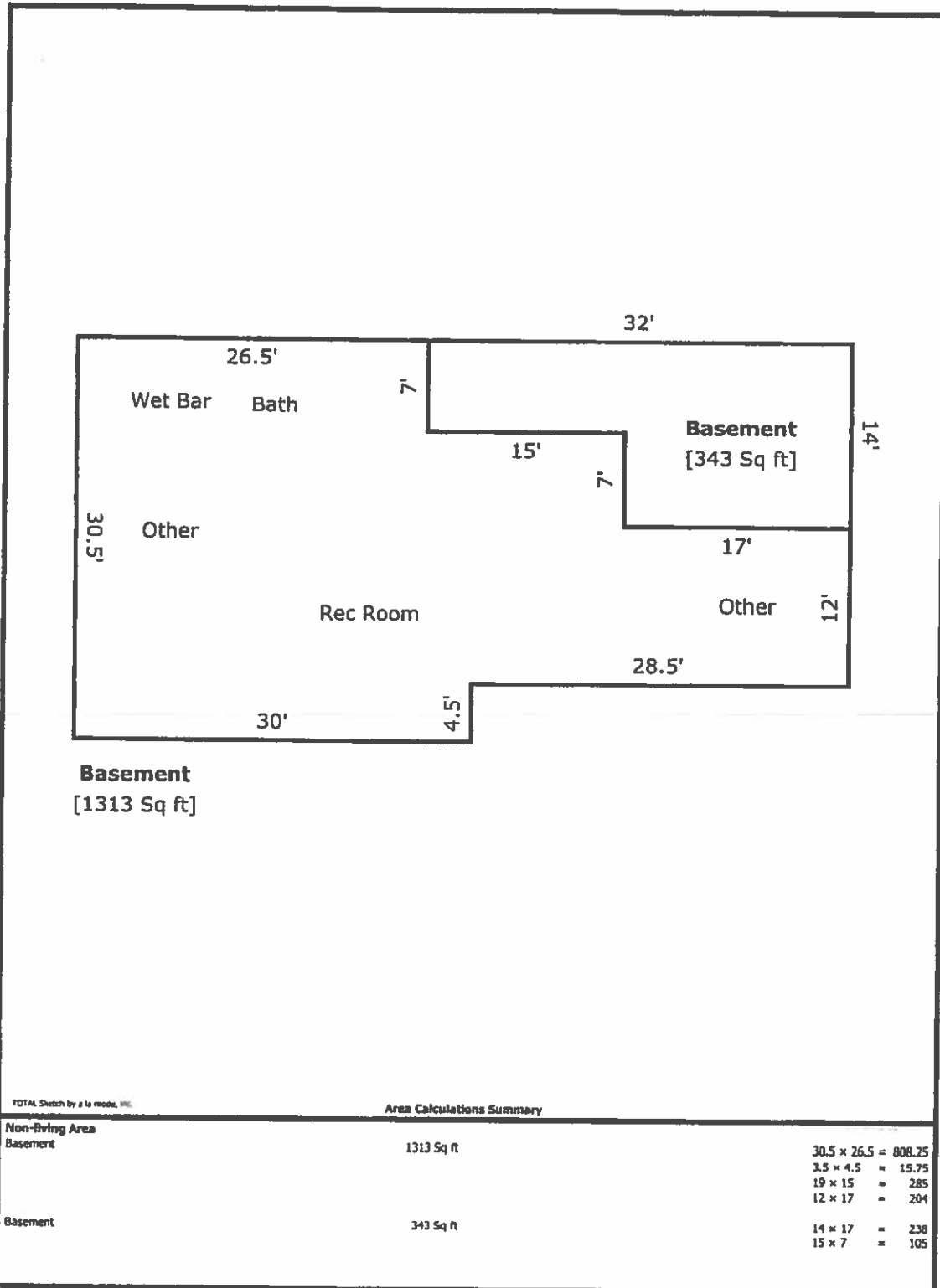
# Plat Map

Borrower	Monique Hardnett				
Property Address	1193 Sherrington Dr				
City	Stone Mountain	County	Dekalb	State	GA
Lender/Client	Northpointe Bank			Zip Code	30083



# Building Sketch (Page - 2)

Borrower	Monique Hardnett				
Property Address	1193 Sherrington Dr				
City	Stone Mountain	County	Dekalb	State	GA
Lender/Client	Northpointe Bank			Zip Code	30083



TOTAL Sketch by a la mode, inc.

## Area Calculations Summary

Non-Building Area		
Basement	1313 Sq ft	$30.5 \times 26.5 = 808.25$ $3.5 \times 4.5 = 15.75$ $19 \times 15 = 285$ $12 \times 17 = 204$
Basement	343 Sq ft	$14 \times 17 = 238$ $15 \times 7 = 105$

# Market Conditions Addendum to the Appraisal Report

File No. FHWA Case No. 106-4376027  
106-4376027  
22R-1010 AA

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address 1193 Sherrington Dr

City Stone Mountain

State GA

ZIP Code 30083

Borrower Monique Hardnett

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	8	2	2	Increasing	Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	0.67	0.67	Increasing	Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	8	3	1	<input checked="" type="checkbox"/> Declining	Stable	Increasing
Months of Housing Supply (Total Listings/Abs.Rate)	6.0	4.5	1.5	<input checked="" type="checkbox"/> Declining	Stable	Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	301,000	306,000	311,000	<input checked="" type="checkbox"/> Increasing	Stable	Declining
Median Comparable Sales Days on Market	11	15	12	Declining	<input checked="" type="checkbox"/> Stable	Increasing
Median Comparable List Price	299,000	305,000	309,000	<input checked="" type="checkbox"/> Increasing	Stable	Declining
Median Comparable Listings Days on Market	11	15	12	Declining	<input checked="" type="checkbox"/> Stable	Increasing
Median Sale Price as % of List Price	100%	100%	100%	Increasing	<input checked="" type="checkbox"/> Stable	Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			Declining	<input checked="" type="checkbox"/> Stable	Increasing

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.).

It appears that sellers are paying closing costs up to 4%. Anything higher is considered excessive and adjustments are noted.

Are foreclosure sales (REO sales) a factor in the market?

☒ Yes

☐ No

If yes, explain (including the trends in listings and sales of foreclosed properties).

Foreclosures are not impacting this market.

Cite data sources for above information.

FMLS

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

There is currently a limited supply of available homes leading to a 3% increase in values over the last 6 months, or an approximate 1/2% per month time of sale adjustment noted for Comparables with contracts outside of 3 months.

If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				Increasing	Stable	Declining
Absorption Rate (Total Sales/Months)				Increasing	Stable	Declining
Total # of Active Comparable Listings				Declining	Stable	Increasing
Months of Unit Supply (Total Listings/Abs.Rate)				Declining	Stable	Increasing

Are foreclosure sales (REO sales) a factor in the project?

☐ Yes

☐ No

If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature

Appraiser Name

Dustin Skidmore

Company Name

The Appraisal Group, Res., Inc.

Company Address

2488 Landeau Cir, Tucker, GA 30084

State License/Certification #

CR337470

State GA

Email Address

skidmore.dustin@gmail.com

Signature

Supervisory Appraiser Name

Company Name

Company Address

State License/Certification #

State

Email Address

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: Monique Hardnett Phone: : (404) 337 5611 Email: monique.hardnett@fosterkidsrus.org

Property Address: 1193 Sherrington

Tax Parcel ID: 15 224 09 062 Comm. District(s): 5 & 7 Acreage: .43

Existing Use: Single-Family home Proposed Use Child Care Institution for 6 individuals

Supplemental Regs: YES Sec 4.2.41.D & E Overlay District: NA DRI: NA

Rezoning: Yes      No X

Existing Zoning: R-100 (Residential Medium Lot)

Proposed Zoning: NA

Square Footage/Number of Units: NA

Rezoning Request:

for Special Land Use Permit (SLUP)  
for use of a CCI Home for youth 4-18 years old

Land Use Plan Amendment: Yes      No X

Existing Land Use: SUB (Suburban) Proposed Land Use: NA Consistent      Inconsistent     

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

Major Modification:

Existing Case Number(s): NA

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: 11/01/22\*  
BOC: ☐ 11/17/22\*\* Letter of Intent: ☒ Impact Analysis: ☒ Owner  
Authorization(s): ☒ Campaign Disclosure: ☒ Zoning Conditions: ☒ Community  
Council Meeting: ☐ 10/10/22\* Public Notice, Signs: ☒ (Applicant must pick up and post and/or  
will be done by Staff) 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

\* if November agenda cap of 20 cases is hit then may have to go to January 2023 agenda.

\*\*Filing Deadline for rezone application for November agenda cycle is 09/01/22

\*Deadline for hosting pre-community meeting with 15 days notice for November 2022 agenda cycle is  
08/31/22

**Review of Site Plan**

Density: ☐ NA Density Bonuses: ☐ NA 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: Applicant will need to show compliance with Child Caring Institution Supplemental  
Regulations of 4.2.41 D & E and R-100 zoning requirements.

**This only a preliminary review and is not a complete list of zoning requirements, a final and complete  
review will be done upon official submission of a rezoning application and concept plan. IF SLUP**



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

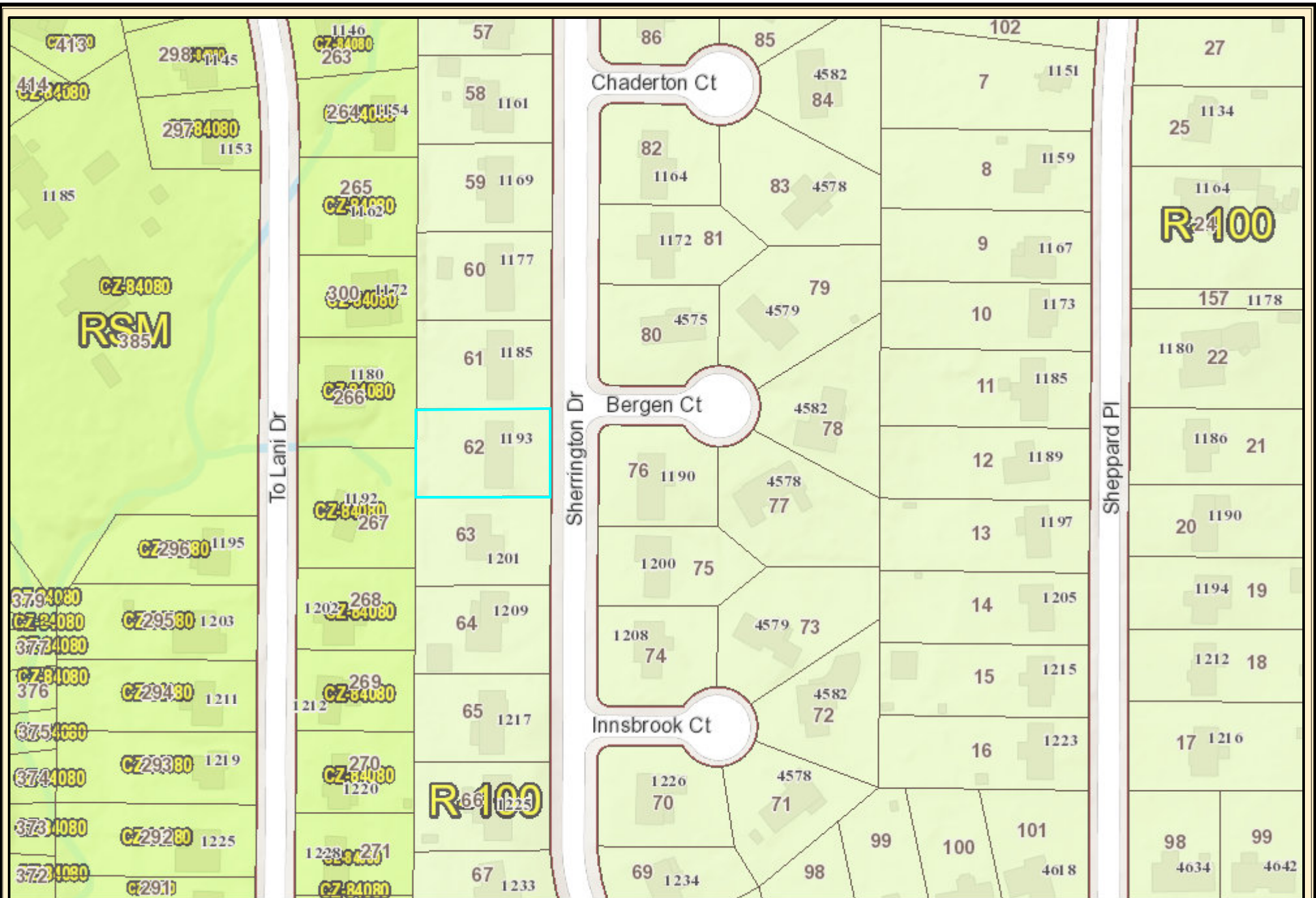
APPLICATION IS APPROVED, THEN THE APPLICANT WILL HAVE TO SUBMIT APPLICATIONS FOR CERTIFICATE OCCUPANCY AND COUNTY BUSINESS LICENSE AND COMPLY WITH BUILDING CODE AND BUSINESS LICENSE REQUIREMENTS.

Monique Hardnett 9/01/2022

Planner: John Reid Date 08/03/22

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



## 1193 Sherrington Z Map

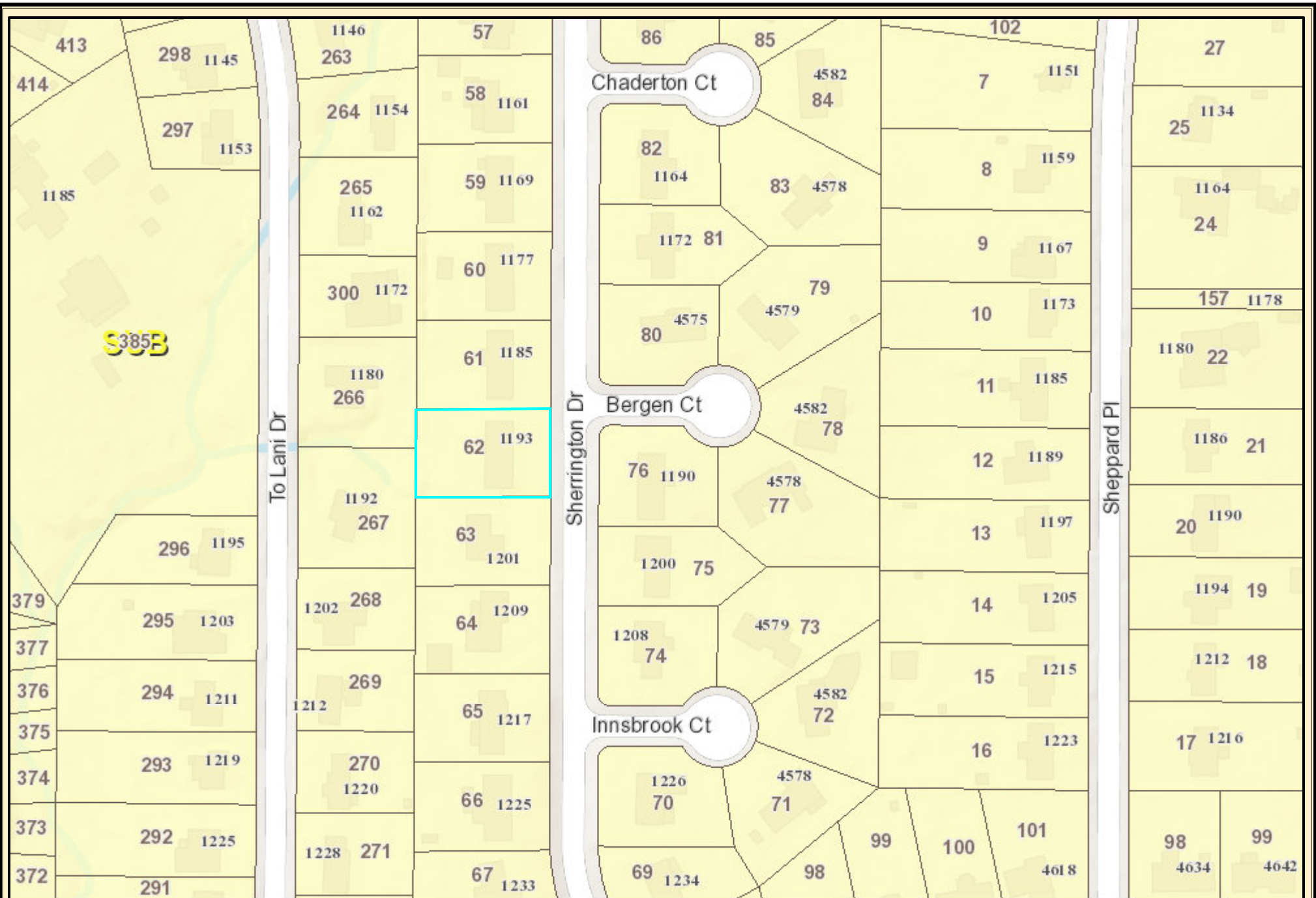
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mi

Date Printed: 10/27/2022



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## 1193 Sherrington FLU Map

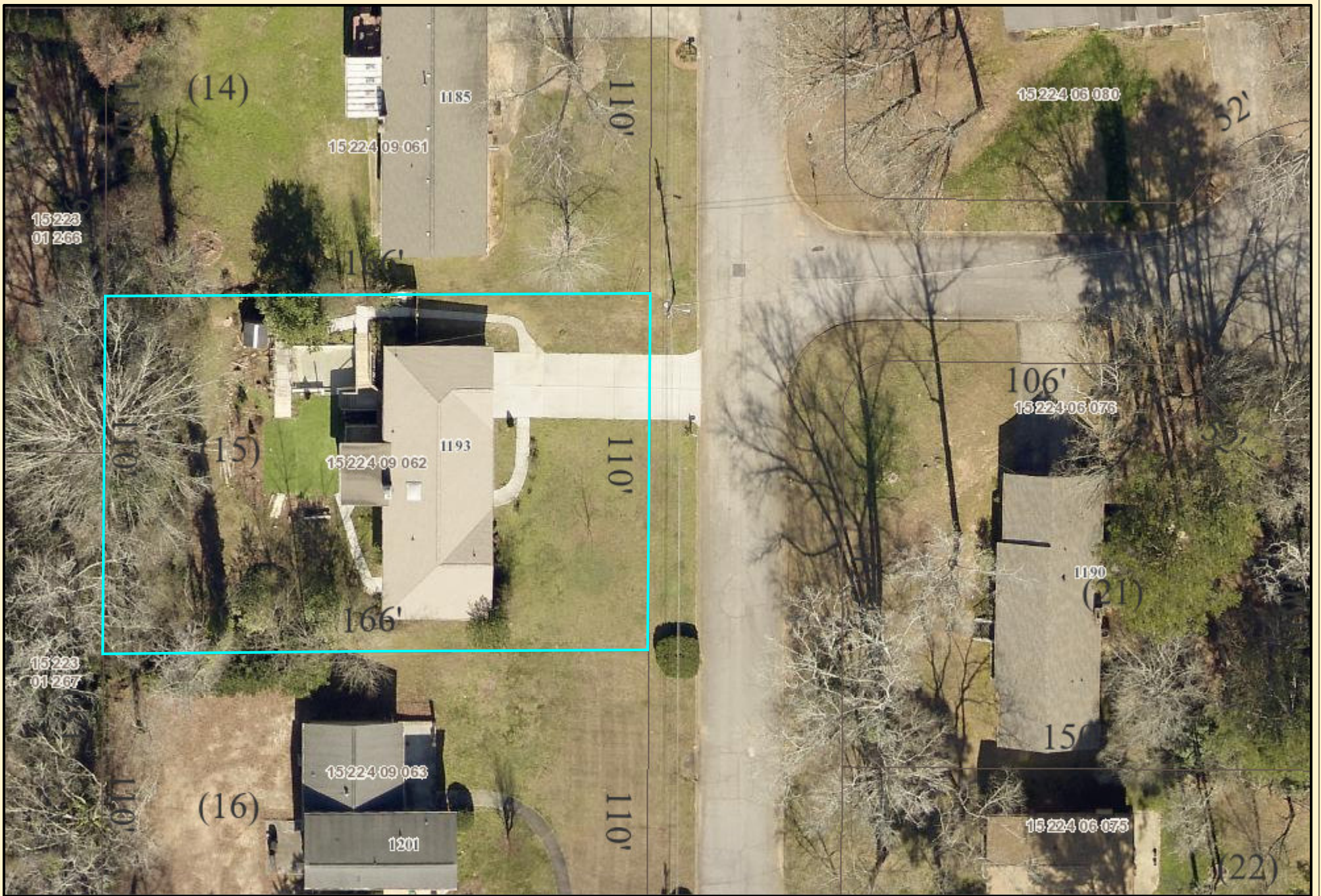
0 0.0075 0.015 0.03 0.045 0.06  
mi

Date Printed: 10/27/2022



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## 1193 Sherrington aerial Map

0 0.00225 0.0045 0.009 0.0135 0.018  
mi

Date Printed: 10/27/2022



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