

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: D11-2022-2268 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: Brandon White, Planning Manager

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: (Dec. 5, 2022) Denial. (Oct. 10, 2022) Approval.

PLANNING COMMISSION: (January 5, 2023) Approval with Conditions. (November 1, 2022) Approval with a condition.

PLANNING STAFF: Approval with Conditions.

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. 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. This application was first heard during the November 2022 zoning cycle. At that time, staff recommended a one cycle deferral to clarify the ages of the children and allow the applicant time to submit additional supporting documentation. The applicants have responded, clarifying that the children will be 4-16 years old and providing a supplemental document (attached). The document provides a detailed description of the proposed operations, staff training and certificates, and a list of answers to community questions and concerns. Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends “Approval of the request, subject Staff’s recommended conditions”.

PLANNING COMMISSION VOTE: (January 5, 2023) Approval with Conditions 7-2-0. Jan Costello moved, LaSonya Osler seconded for Approval with three (3) conditions, per Staff recommendation. Vivian Moore and Edward Patton opposed. (November 1, 2022) Approval with one (1) condition 5-3-0. Jan Costello

moved, Jon West seconded for approval with a condition that the age be restricted to 16 years old. Vivian Moore, Jana Johnson and Edward Patton opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 5, 2022) Denial 8-0-0. (Oct. 10, 2022) Approval 5-1-0.

SLUP-22-1246099 (2022-2268)

Recommended Conditions

January 16, 2023

1. This Special Land Use Permit (SLUP) shall expire on January 31, 2025 and must be renewed by the Board of Commissioners prior to the aforementioned expiration date.
2. No on-street parking, loading, or unloading shall be permitted.
3. The operation shall always comply with Section 4.2.41 (D), child caring institution general requirements, of the Zoning Ordinance.



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: January 5, 2023

Board of Commissioners Hearing Date: January 26, 2023

STAFF ANALYSIS

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

Staff Recommendation: Approval with conditions.

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.

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.

This application was first heard during the November 2022 zoning cycle. At that time, staff recommended a one cycle deferral to clarify the ages of the children and allow the applicant time to submit additional supporting documentation. The applicants have responded, clarifying that the children will be 4-16 years old and providing a supplemental document (attached). The document provides a detailed description of the proposed operations, staff training and certificates, and a list of answers to community questions and concerns.

Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends approval of the request, subject to the following conditions:

1. This Special Land Use Permit (SLUP) shall expire on January 31, 2025 and must be renewed by the Board of Commissioners prior to the aforementioned expiration date.
2. No on-street parking, loading, or unloading shall be permitted.
3. The operation shall always comply with Section 4.2.41 (D), child caring institution general requirements, of the Zoning Ordinance.



I Believe Children The Are Our Future, Inc.

Application for a Special Land Use Permit (SLUP)

Subject Property Location:

The Sherrington Subdivision

1193 Sherrington Drive, Stone Mountain, Georgia 30083

COMMISSION DISTRICT:

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 ages ranging from **four (4) to Sixteen (16)** girls and boys within the existing single-family detached home in the R-100 (Residential Medium Lot) zoning district, at 1193 Sherrington Drive, Stone Mountain, Georgia 30083.

Program Overview:

Our program model and home are designed to both inspire and improve the emotional and behavioral state of children and youths, ages four (4) to sixteen (16) in our care. We will accept referrals for male and female with a history intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy. Autism spectrum disorder (ASD) is a developmental disability that can cause significant social, communication, and behavioral challenges. Our program is designed specifically to work with children with these disorders.

PETITION NO:

N16-2022-2268 SLUP-22-1246099

PROPOSED USE:

Childcare institute (CCI) for up to six (6) children. Girls and boys ages four (4) to sixteen (16) years old.

LOCATION:

1193 Sherrington Drive, Stone Mountain, Georgia 30083

PARCEL NO.:

15-224-09-062

I Believe the Children are the Future Purpose/Mission Statement

The mission of I BELIEVE THE CHILDREN ARE OUR FUTURE is to build a community of individuals, organizations and government agencies that provide a continuum of care for displaced autistic, ADHD and fragile X syndrome children currently in Georgia foster care.

Philosophy

We believe and have adopted the longstanding adage “**It Takes a Village.**” We believe it accurately characterizes the proper relationship of individuals, organizations and social services that provide care to children who cannot care for themselves.

Referrals/Admission Criteria/Exclusion Criteria

We shall provide services to **six (6) children male and female ages of 4-16**, who need long-term foster care and are within the Georgia foster care system.

Characteristics and ages of youth

I Believe The Children Are Our Future CCI agency will provides residential services, including *room, board and watchful oversight*, life skill, emotional and educational training support for the children in our care. Our program model and home are designed to both inspire and improve the emotional and behavioral state of children and youths, ages four (4) to sixteen (16) in our care. We will accept referrals for male and female with a history intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy. Autism spectrum disorder (ASD) is a developmental disability that can cause significant social, communication, and behavioral challenges. Our program is designed specifically to work with children with these disorders.

Sibling referrals

In partnership with the Department of Family and Children’s Services (DFCS), I Believe The Children are Our Future will diligently make all effort to accept and admit sibling referrals into our program. It is important to keep siblings together in foster care and will make a concerted effort to do so unless such placement is contrary to the safety or well-being of any of the siblings. If we are unable to keep sibling groups together, the HSP (Human Service Professional) and Program Director shall ensure that all efforts are made to provide for frequent visitation, unless visitation is contrary to the safety and well-being of any of the siblings as documented by a licensed professional and approved by the custodial county’s Director/designee.

The Program Director will work with all parties involved with the children to ensure that all referral to our program shall be processed promptly and submit to the agency a decision on the referral within 24 hours after receipt, unless received on Friday, then by close of business on the next business day. The intake staff must admit all youth accepted for emergency admission within 24 hours of the time the referral was received.

The intake staff will examine each youth upon admission, and document in the youth's individual case record any illness, fever, rash, bruise, or injury, and take appropriate action as necessary.

Program Description and Implementation
(Range of Services Provided)

In Georgia, on any given day there are more than 20,000 children in the Georgia foster care system. Many of these children come from minority backgrounds and are victims of a series of foster care placements and experiences. This repeated movement not only separates siblings, but often crosses multiple county lines and cultures. Unfortunately, it creates what we respectfully refer to as, “Serial Foster Children.”

Serial Foster Children often lack the transformational experiences and child development opportunities a stable environment can provide. Without a consistent support mechanism and positive life-changing experiences, these children remain at risk throughout their young adult lives. Lack of stability and opportunity are often drivers in the lives of youth in foster care.

Programmatically, I Believe Children Are Our Future main goal is to provide a stable long-term environment for these children. Our home will offer hands-on simulation which will enable these children and youths to develop life skills and a foundation for making intelligent decisions for their life within autism, ADHD and fragile X syndrome. Our curriculum will focus on Developmental Milestones for all our children and youths.

Developmental monitoring involves observing how a child grows and whether the child meets the typical developmental milestones, or skills that most children reach by a certain age, in playing, learning, speaking, behaving, and moving. Our living environment at our home is set up to foster and encourage growth and development for autistic children.

Our home will be setup with each direct staff acting in the role of “**House Mother**” which will allow the children and youths to experience activities that simulate the “**normalcy**” experienced in two parent households which may provide opportunities for growth.

The Executive Director, and contracted Licensed HSP (Human Service professional), and Direct Care Staff, shall work as a team to provide a stabilizing and nurturing environment that promotes safety, well-being and a sense of belonging.

Program Operations Overview Summary:

Housing operation requirements for the facility are as follows:

1. The home will house 6 children and will have 24/7 coverage for all children.
2. The ages of the children and youths will range from four (4) years old to sixteen (16) years old.
3. Work Schedule for all staff will be as follows:
 - a. 1st shift direct staff: 9:am to 8:pm
 - b. 2nd shift direct staff: 8:pm to 9:am
 - c. Program Director: 9am to 2:pm
 - d. HSP: 9:am to 4:pm (Monday to Friday)
4. A minimum of two cars in the driveway on each shift and no more than 3 cars on each shift. The other car for the HPS or Director.

5. Staffing will be provided by a Program director; a Human Service Profession/Life Coach and 2 full-time direct staff rotated every 12 hours.
6. The home will also always have 24 hours security around the property
7. The facility will only have two cars on the property for each shift rotation. The director and direct staff on the day shift and the direct staff only on the 2nd shift. Direct staff will be rotated every 12 hours each day. All doctors' appointments or visits by the youths outside of the home will be done by the staff.
8. The facility will house both girls and boys.
9. The direct staff will act as "house mothers" for all the children in the home.
10. The director will work 25-35 hours per week
11. The Life Coach/HSP will work 30-35 hours per week
12. Meals will be provided under the direction of the direct staff
13. Meals will include breakfast, lunch, dinner and two snack one in the morning and one in the evening
14. Medication will be administrated and logged daily in the Medication log under the supervision of the 24/7 on-call nurse staff

Staff Training and Certificates:

Employee new hire orientation and training shall include instruction in:

- a. Medication Administration and Management by Registered Nurse
- b. Water Safety (online training)
- c. I Believe The Children are the Future Operating Manual will include:
 - i. The program's purpose and description of services and its policies and procedures.
 - ii. The employee's assigned duties and responsibilities.
 - iii. Grievance policies and procedures.
 - iv. Child abuse policies and procedures.
 - v. Mandated Reporter of abuse requirements
 - vi. Universal Precautions
 - vii. Incident Reporting
 - viii. The program policies and procedures for handling medical emergencies
 - ix. The program policies and procedures regarding appropriate behavior management and emergency safety interventions.
- d. Behavior Management Techniques
- e. Trauma Informed Care
- f. Personnel Handbook

Employee Supervision

- 1) The Program Director will create an individual staff development plan for each service staff member and place it in their personnel file.
- 2) The Program Director will support direct care staff and human services professionals through regular, ongoing supervision.

Copies of Current Foster Parent Certificate:



**2022 Foster Parent Training Log
January-September**

Name: Monique Hardnett

Required Training:	CPR/FA	Safety Care
Date Completed:	6/10/2022	7/27/2022
Expiration Date:	6/10/2024	7/27/2023

What has expired or will be expiring?

N/A

<u>TOPICS</u>	<u>Training Date</u>	<u>Hours</u>
Corporal Punishment and BA Supports	2/25/2022	2
Internet Safety/Social Media & Trafficking	3/28/2022	2
Cultural Diversity & Acceptance	4/11/2022	3
CPR/FA	6/10/2024	3
Jeopardy	6/13/2022	3
Educational Advocacy & Aging Out	7/13/2022	1.5
Safety Care	7/27/2022	3
Effective Communication / On Call Procedure	8/8/2022	1.5
	<u>Total Hours</u>	19



2022 Foster Parent Training Log January-September

Name: Victor Rodriguez

Required Training:	CPR/FA	Safety Care
Date Completed:	6/10/2022	7/27/2022
Expiration Date:	6/10/2024	7/27/2023

What has expired or will be expiring?

N/A

TOPICS	Training Date	Hours
Corporal Punishment and BA Supports	2/25/2022	2
TFTC	3/1/2022	21
Internet Safety/Social Media & Trafficking	3/28/2022	2
Jeopardy	6/13/2022	3
CPR/FA	6/10/2022	3
Educational Advocacy & Aging Out	7/13/2022	1.5
Safety Care	7/27/2022	3
Effective Communication / On Call Procedure	8/8/2022	1.5
	Total Hours	37



IMPACT ANALYSIS OVERVIEW FOR I BELIEVE THE CHILDREN ARE OUR FUTURE CHILD CARE INSTITUTION (CCI)

1. Ingress and Egress:

a. How will employee and client vehicles enter and leave the property?

Employees and client vehicles will enter and leave the property from the front entrance. The parking space can hold up to 8 cars. Two (2) in the garage and six (6) in the driveway.

b. How will emergency vehicles (fire, police, and ambulance) gain access to the property?

Vehicles will gain access to the property from the front entrance they are sufficient space on the property for multiple vehicles to park at one time. The fire hydrant is located across the street in front of the home.

c. Will the way in which vehicles enter and leave the property cause traffic congestion? Why or why not?

The size of the entire parking lot is large enough to handle all traffic without causing any congestion since the parking lot can handle at least 8 cars at any one time.

2. Off-street parking and loading:

a. How will the operator of the facility dispose of refuse and garbage? What kind of containers would be used? Will the City or a private garbage disposal service be used? How often will the service pick up garbage?

All garbage will be stored at the back of the property in large garbage containers from Waste Management company. We will utilize a private company to pick up the garbage once per week from the property.

b. How will products and supplies be delivered to the facility?

Products and deliveries will be made once per week, and this will be done by the direct staff who will purchase all products for the home.

c. Where and how will service personnel (such as electric and gas maintenance personnel) park their vehicles and gain access to the property for routine maintenance?

Service personnel will be able to park their vehicles in the parking space and still have access to the home without any traffic congestion.

d. How will employees and clients park their vehicles and gain access to the property.

Employees and client vehicles will enter and leave the property from the front entrance. The parking space can hold up to 8 cars. Direct staff employees will park in the garage.

3. Buffering and Screening:

a. How will be adjoining properties be buffered or screened from any noise or glare from the lights that might be generated from the facility.

The youths in the program will always be monitored. There will be no noise or glaring lights coming from the home. Please note this home will be operated just like a regular home just will have special need children.

b. How many vehicles will travel to and from the facility every day? Are you planning to make any road improvements to accommodate heavy traffic to and from the facility?

No. The facility only has two cars on the property for each shift rotation. The director and direct staff on the day shift and the direct staff only on the night shift. Direct staff will be rotated every 12 hours each day. All doctors' appointments or visits by the youths outside of the home will be done by the staff.

4. Hours and Manner of Operation:

a. Proposed use of site? Please state exactly and in detail what is intended to be done on, or with the property.

I Believe The Children Are Our Future CCI agency will provides residential services, including room, board and watchful oversight, life skill, emotional and educational training support for the children in our care. Our program model and home are designed to both inspire and improve the emotional and behavioral state of children and youths, ages **four (4) to sixteen (16)** in our care. We will accept referrals for male and female with a history intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy. Autism spectrum disorder (ASD) is a developmental disability that can cause significant social, communication, and behavioral challenges. Our program is designed specifically to work with children with these disorders.

Housing operation requirements for the facility are as follows:

- 15. The home will house 6 children and will have 24/7 coverage for all children.**
- 16. The ages of the children and youths will range from four (4) years old to sixteen (16) years old.**
- 17. Work Schedule for all staff will be as follows:**
 - a. 1st shift direct staff: 9:am to 8:pm**
 - b. 2nd shift direct staff: 8:pm to 9:am**
 - c. Program Director: 9am to 2:pm**
 - d. HSP/Life Coach: 9:am to 4:pm (Monday to Friday)**
- 18. A minimum of two cars in the driveway on each shift and no more than 3 cars on each shift. The other car for the HPS or Director.**
- 19. Staffing will be provided by a Program director; a Human Service Profession/Life Coach and 2 full-time direct staff rotated every 12 hours.**
- 20. The home will also always have 24 hours security around the property**
- 21. The facility will only have two cars on the property for each shift rotation. The director and direct staff on the day shift and the direct staff only on the 2nd shift. Direct staff will be rotated every 12 hours each day. All doctors'**

appointments or visits by the youths outside of the home will be done by the staff.

22. The facility will house both girls and boys.

23. The direct staff will act as house mothers for all the children in the home.

24. The director will work 25-35 hours per week

25. The Life Coach/HSP will work 30-35 hours per week

b. What will be the hours and the days of the week during which the facility will be open?

This facility will operate 24/7 each day including weekends and holidays. Direct Staff will have a 12-hour rotation shift coverage on a daily basis.

c. How many employees will be employed at the facility? Include the number of shifts and number of employees per shift.

The facility will employ 4 staff members in total which will include two (2) direct staff, a director, and HSP/Life Coach to manage the operations.

The direct staff will work on 12-hour shift rotation and the Director will work Monday to Friday from 5 hours each day. The Life Coach will work a total of 30-35 hours per week.

d. How many clients will be served by the facility, and what will be their ages?

The facility will serve six (6) youths ages 4 years old to 16 years old

e. Will you offer meals; and if so, when will they be offered?

Yes: Meals will be offered as follows: Breakfast, lunch, dinner and two snacks.

f. Will there be any other special programs offered at the facility; and if so, will they cause vehicles to park at or on the site?

No special program will be offered that will cause any type of vehicle congestion on the property. The youths will be taught daily life skills to help them cope with living by themselves after leaving the program. These skills will be taught internally by the entire staff at the home.

5. Duration of Special Use Permit?

a. How long would you like the special use permit to last (for example: 3 years, 5 years, indefinitely, etc.)?

We would like to have the special use permit indefinitely.

6. Tree Preservation and Replacement:

a. Will any trees be damaged or cut down to accommodate renovation or new construction at the facility? If so, how will recompense for the trees be furnished?

No trees will be removed from the property for this facility currently or anytime in the future.

7. Required Yards and Open Spaces:

a. Will there be any additions to the existing facility structure, and if so, would they encroach into any required yard setbacks or required open space?

No additional structure changes will be made to the property it will be used as is for this project.

COMMUNITY MEETINGS DISCUSSIONS AND CONCERNS OUTLINE SUMMARY

Ms. Monique Hardnett held two (2) meetings with the community HOA and community members on August 30th, 2022, at 7:pm and November 25th, 2022 at 7: pm. At these meetings the community members expressed the following concerns, and these were addressed as follows:

1. Community Concern - Children playing in the front yard.

All outdoor activities will be centered in the enclosed backyard for the children and youths' safety and to ensure proper supervision by the direct staff. The back yard has sufficient space for play time for the group home.



2. Concern - Cars speeding down the street

All children's outdoor activities will be monitored by the staff on duty. Youths will not be playing in front of the home at no time. All playtime activities will be concentrated in the enclosed backyard. Also, there are more than six (6) speed bumps located on the street directly connected to the home.

3. Concern – Children Walking Off or Runaway:

The children in our program will be monitored every two hours to ensure that all children and youths are accounted for throughout the entire day. Runners will have one (1) hour checks by direct staff. Currently within our foster home we do not have any runaway youth and have proper procedures in place to monitor all children and youths in our program. The house mother will always have close visual on a potential runner.

4. Concern - Having children in the home can be a threat to the community or have children beyond your support.

Our agency ***will not*** use race, ethnicity, or religion as a basis for a delay or denial in placement of children and youth. We will however only select children and youths with autism and ADHD who are a low behave risk because we want to take into consideration the demography of our current community make-up. We will be able to select the children and youths using the DFCS universal child profile report

and based on our staff makeup and experience we can accept or reject applications into our program. Children who are a threat to themselves or others will be excluded from our program.

Below are the exclusion criteria for our program.

Referrals for services can be rejected for the following reasons:

1. The program is at maximum capacity and staffing levels are insufficient to maintain the proper ratio formula.
2. Physically aggressive behavior that has resulted in serious injury to a child, youth or adult, i.e. medical attention was required and/or criminal charges were filed or client exhibits behavior that puts clients and direct care staff at risk.
3. The deliberate setting of a fire or setting a fire with intent to harm others or cause extensive property damage.
4. Seriously injuring or killing an animal.
5. Sexually offending behavior that rises to the level of a crime, i.e. sexual assault, rape. Children and youth who are registered sex offenders or who have been charged with sexual assault or something similar.
6. A history of suicide attempts or homicide attempts which may or may have resulted in hospitalization.

5, Concern - Community stated they didn't have a problem with the children living there, it was said by the married couple next door to 1193, 85% of the community just don't want a special land use permit in their community because it can change the character of the neighborhood.

I explained to the community meeting that a Special Land Use permit doesn't change the character of the neighborhood, but it actually protects the character of the neighborhood from unauthorized business which are not monitored by the state and local government.

6. Concern - If we allow this Special land Use permit to go through, then it just will open the flood gates to other special land use permits.

I explained to the community members that this business can only be zoned as a special land use permit, but other businesses such as persons working as mechanics at home or persons working from home doing hair, can be rezoned in other zones. I also mentioned that the percentage of people becoming foster parents has declined this year. The need to house these children and youth is very urgent and we want to be a part of the solution. I also mentioned to the community that no more than one CCI would be approved within 1000 feet of each other.

7. Concern - Will the facility operate in a homelike setting for the children?

Yes! The model of our home will be that of a family setting with the direct staff acting in the role of house mother to the children. We intend to have one of the direct staff (My Aunt) living full-time on the premises to facilitate this role and we are currently finalizing plans to make this permanent. This will be a family run organization with members of my family fully involved in the day-to-day operations.

8. Concern - What will happen to foster children at your home now?

I explained that my 17-year-old will age out of foster care next year, and my other 2 are in the process of getting adopted within the next few months. Therefore, by the time we have our contract with the state, our house will be inactive with no foster children, and we will be prepared to have our 6 children at 1193 as a CCI home. **We will only be operating the CCI from one home.**

7. Concern - We just don't want a business in our community?

The CCI will not change the look of the community, it will be operated like a home and no signs or notices will be displayed at the home to indicate the business type. We presently operate a home with the same model in the same subdivision a few feet away from the current location. **To operate a CCI in a residential community a special land use permit is required by the County.**

8. Concern – Someone at the community meeting stated that her research showed that we had seventeen (17) police visit to our home since 2019.

I have attached the following explanation for each time that the police came to our home or were called by us. I made it very clear to the community that if we had any outstanding issues with the police or were not cleared by the police, we would not be able to operate as foster parents. Each year a full background check is done on each parent prior to renewal of contract with your contracting agency.

See explanation of police contact report below:

CASE NUMBER	DATE INCIDENT	ADDRESS	CASE DESCRIPTION	OFFENSE	REASON
17-049242	5/19/2017	1259 Sheppard Court		Theft by taking - automobile	Someone stole our vehicle. Not foster parents.
18-000863	1/2/2018	1260 Sheppard Court		Harassing phone calls	Bitter ex-wife harassing. Not foster parents.
19-026098	3/21/2019	1261 Sheppard Court	TAYLOR, CAMERON	Simple battery	Foster child picked up tennis racket to hit another child, should have called crisis helpline first. Beginning of our learning journey as foster parents.
19-032395	4/9/2019	1262 Sheppard Court	STEVENS, TYRONE	Simple battery	Foster child repeatedly banging head on walls and being destructive to home. Beginning of our learning journey as foster parents.
19-014257	11/7/2019	1263 Sheppard Court		Runaway juvenile/Missing Person	Another child in care refuse to stay. Came from running from another foster home.
20-034087	4/30/2020	1264 Sheppard Court	MUNGI, KIMONI - MAY 20	NC - RUNAWAY	Ran away., brought back. Unified with biological parents.
20-041468	5/29/2020	1265 Sheppard Court	Simple assault	<u>NC- DOMESTIC DISPUTE</u> <u>SIMPLE ASSAULT</u>	Threw phone at Mr.Vic. Should have called crisis helpline.
20-063947	8/17/2020	1266 Sheppard Court	FISHER, SETH (AUGUST)	NC - RUNAWAY	Runaway
21-062184	8/4/2021	1267 Sheppard Court	CRIMES AGAINST PERSONS	SIMPLE ASSAULT	Threatened to hurt someone

22-070498	2/13/2022	1268 Sheppard Court	CRIMES AGAINST PERSONS	FORGERY - 3RD DEGREE	Someone hacked into wife's business account. Police never came out.
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Professional letter of Recommendation

Letter of Reference

December 4, 2022

To Whom it May Concern,

The purpose of this letter is to serve as a letter of recommendation for Ms. Monique Hardnett.

I have known Miss. Hardnett for almost two years. Ms. Hardnett has been working at our agency for two years as well. During that time, I have known her to be an exemplary foster parent. She is very thorough when it comes to ensuring the youth have their medical and dental exams. She also does an excellent job with making sure the youth attend all meetings, including therapy sessions, school meetings, case staffing's, and clinical meetings.

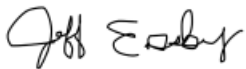
In my observation of Ms. Hardnett as a foster parent, she has displayed good character as it relates to her decision making for the youth in her care.

In addition, she genuinely seems to care for and nurture the kids in her care. Ms. Hardnett ensures her youth are involved in community activities and programs that foster community and social interaction.

During Ms. Hardnett's time as a foster parent, to my knowledge, she has not had any disruptions or issues with law enforcements.

I recommend Ms. Hardnett for the endeavor she is pursuing and wish her all the best.

Sincerely

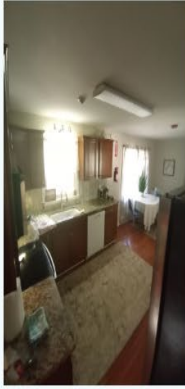


Jeffrey Easley, Th.M, Ed.D

Snapshot Pictures of our home.

kitchen.jpg

~1.3 MB



[Show](#) [Download](#)

kitchen with laundry and adult half bath.jpg

~4.4 MB



[Show](#) [Download](#)

sunroom.jpg

~2.8 MB



[Show](#) [Download](#)

sunroom2.jpg

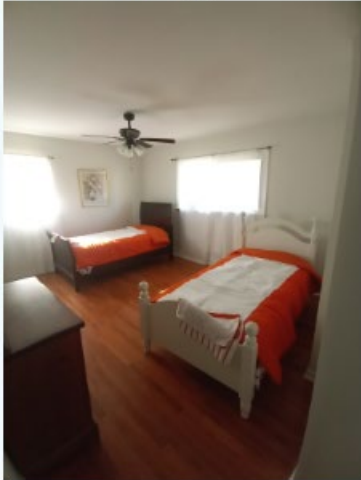
~1.5 MB



[Show](#) [Download](#)

wheelchair accessible bath.jpg

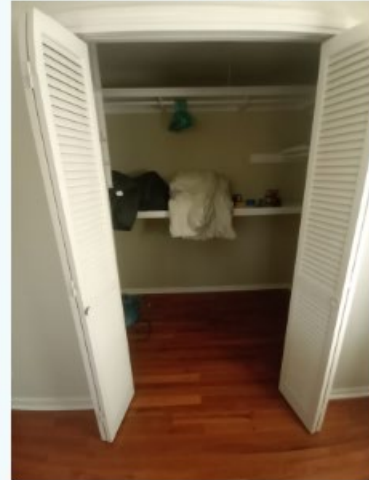
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[Show](#) [Download](#)

wheelchair accessible bath closet.jpg

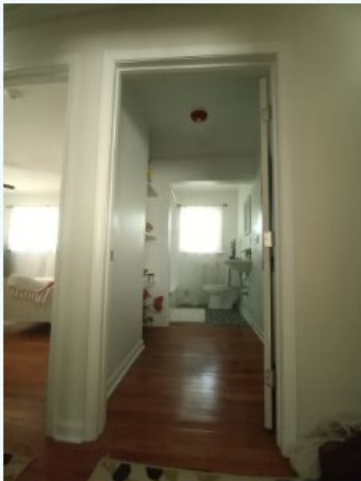
~1.2 MB



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wheelchair accessible full bath in hallway.jpg

~1.4 MB



[Show](#) [Download](#)

bedrm with own full bath.jpg

~3.4 MB



[Show](#) [Download](#)

bedroom with own full bath.jpg

~3.5 MB



[Show](#) [Download](#)

3rd bdrm.jpg

~3.9 MB



[Show](#) [Download](#)

ramp in backyard.jpg

~2.7 MB



[Show](#) [Download](#)

backyard with ramp.jpg

~3.3 MB



[Show](#) [Download](#)

activity area in backyard.jpg

~2.8 MB



[Show](#) [Download](#)

backyard.jpg

~2.9 MB



[Show](#) [Download](#)

2car garge.jpg

~1.7 MB



[Show](#) [Download](#)

driveway fit up to 6 cars.jpg

~2.5 MB



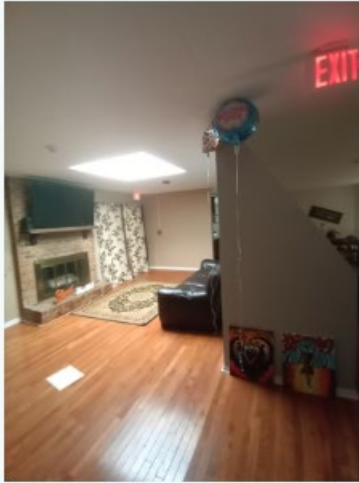
[Show](#) [Download](#)

entry from garage.jpg

~1.4 MB

IMG_20221201_103116.jpg

~1.3 MB



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IMG_20221201_104054.jpg

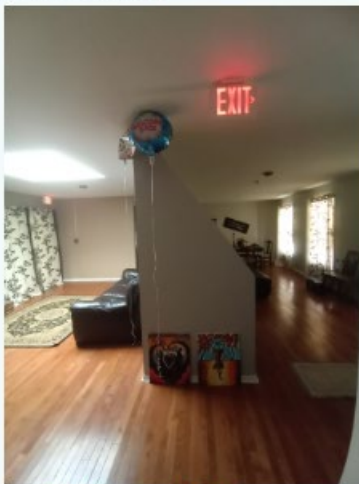
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IMG_20221201_103113.jpg

~1.3 MB



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IMG_20221201_103913.jpg

~5.1 MB



[Show](#) [Download](#)

Questionnaire Feedback Results From Neighbors Who Lives within 500 feet of the Location

Neighbors that live WITHIN 500 FEET OF where we live

Questionnaire

1. How long have you been our neighbors? *one (1) year*

2. Have we had any problems with the police at this address, that you know of? Yes No

3. Do we cause a nuisance to our neighbors? Yes No

4. Have noise or traffic ever been a problem at this address? Yes No

5. Do we have 6 kids that live here with us? Yes No

6. Did we have children here that lives with us that are fragile and /or handicap? Yes No

7. Are we a part of the same community as 1193 Sherrington Dr? Yes No

8. Is my 17-year-old respectful and polite and have good conversation in your presence? Yes No

9. Have you personally had any problems out of any of my kids at this residence? Yes No

Print Name: Alicia M. Dgunti

Address: 1260 Sheppard Ct. Stone Mountain GA 30083

Signature: AO



Neighbors that live in our cul-de-sac/ next door neighbors'

Questionnaire

- 1. How long have you been living next door to us? *Over 20yrs*
- 2. Have we had any problems with the police at this address? Yes No
- 3. Do we cause a nuisance to our neighbors? Yes No
- 4. Have noise or traffic ever been a problem at this address? Yes No
- 5. Do we have 6 kids that live here with us? Yes No
- 6. Did we have children here that lives with us that are fragile and /or handicap? Yes No
- 7. Are we a part of the same community as 1193 Sherrington Dr? Yes No
- 8. Is my 17-year-old respectful and polite and have good conversation in your presence? *Very loveable* Yes No
- 9. Did you even know that my 17-year-old had mental diagnoses? Yes No
- 10. Have my 17-year-old ever cleaned your yard and was paid for it, and did he do a great job? Yes No
- 11. Have you personally had any problems out of any of my kids at this residence? Yes No
- 12. Do you feel secure and more protected knowing that Victor Rodriguez live next door to you? Yes No

Print Name: Velda Long

Address: 1254 Sheppard Pl Stone Mountain GA 30083

Signature: *Velda Long*

To Whom It May Concern:

My name is Bobby Croft and I'm writing this character reference for Monique Hardnett & Victor Rodriguez. Having known both on a personal and business basis for over 10 years, I feel I am the right person to speak on their amazing character.

Monique and Victor are reliable individuals who are dedicated to helping children in need. They help these kids achieve their goals, going above and beyond to assist them, which I feel will be a crucial characteristic that is irreplaceable. In addition, they have opened their house up to foster children in need for a few years now, showing them tons of love and support.

Therefore, I fully support their dream to open a facility for even more children. They are doing the community a great service and working for the greater good.

Please contact me on bobbycroft@gmail.com or 678-333-8297 if you would like any more information.

Yours Faithfully,


Bobby Croft



Neighbors that live directly behind us

Questionnaire

- 1. How long have you been living behind us? 25+ yrs.
- 2. Have we had any problems with the police at this address that you know of? Yes No
- 3. Do we cause a nuisance to our neighbors? Yes No
- 4. Have noise or traffic ever been a problem at this address that you know of? Yes No
- 5. Did you know we were foster parents for fragile/handicap children? Yes No
- 6. Are we a part of the same community as 1193 Sherrington Dr? Yes No
- 7. Have you personally had any problems out of any of my kids at this residence? Yes No
- 8. What is the connection you have/had with this neighbor?

Very friendly - like family
Long time friends beautiful kids/well trained

Print Name: MARTHA CLARK

Address: 4618 Bexley Way

Signature: Martha Clark



Neighbors that live WITHIN 500 FEET OF where we live
Questionnaire

1. How long have you been our neighbors?
2. Have we had any problems with the police at this address, that you know of?
3. Do we cause a nuisance to our neighbors?
4. Have noise or traffic ever been a problem at this address?
5. Do we have 6 kids that live here with us?
6. Did we have children here that lives with us that are fragile and /or handicap?
7. Are we a part of the same community as 1193 Sherrington Dr?
8. Is my 17-year-old respectful and polite and have good conversation in your presence?
9. Have you personally had any problems out of any of my kids at this residence?

Yes No
 Yes No
 Yes No
 Yes No
 Yes No
 Yes No
 Yes No

my children play with their children daily.

Print Name: Schellby Fasel - 317-600-41816

Address: 4633 Boxley Dr. Stone Mtn, GA

Signature: Schellby Fasel

↓ The kids are never loud, or disrespectful
 They are well mannered, well cared for
 children, in an obviously loving environment.

Schellby68@hotmail.com



**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 AND/OR LASONDRA HILL
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

10/17/2022

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.

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.

N15 2022 2265

Z22-1246096 15-248-09-015

2739 Craigie Ave., Decatur, GA 30030

Amendment

- Please review general comments.

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 multuse 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.



N-16

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 AND/OR LASONDRA HILL 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) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	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) 6/7TH 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] David M. Ross

RECEIVED

By Rachel Bragg at 2:49 pm, Oct 04, 2022

DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

168 Sams Street
Suite 3600
Decatur, GA 30030

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@FoskKidsrus.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: 1193 Sherrington Dr. Stone Mountain
DeKalb County, GA, 30083

Parcel ID: 1522409062 Acreage or Square Feet: 3149 Commission Districts 5 & 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:
PMcLendon





Contact: Monique Hardnett
1193 Sherrington Drive,
Stone Mountain, GA 30083
Telephone Contact: (404) 337-5611
Email: 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 1st 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.

Before Mrs. Monique Hardnett, can start this program, she is required to obtain housing 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 30th @ 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

STATEMENT OF CONDITIONS DISCUSSED WITH THE NEIGHBORHOOD

The rezoning discussion was held via Zoom on August 30th @ 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.

PROGRAM IMPACT ANALYSIS

Date : 08/31/222

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, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The land area for use for this project is adequate for the proposed use for this property. The program requirements a minimum of 3-4 bedrooms with each room with an approximate 80 sq feet. With total of 1800 to 2000 total sq feet no expansion will be needed for this project.

B. Compatibility of the proposed use with adjacent properties and land use and other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

This project will have minimal on the neighborhood and surrounding areas in regards to traffic volume/congestion, noise, smoke, order, dust or vibration generated by the proposed use. On each shift they will only be one overnight staff so only one car will be parked on the premise with the maximum been two. The group home will operate with two(2) twelve hours ship and one daily announced inspection by the Program Director.

C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic carrying capacity), and utilities to serve the use contemplated.

Traffic slow will only occur every twelve hours when shifts are changed and this will not impact the flow of traffic or cause any disturbance of traffic and no noise or community traffic problems for the neighborhood. Base on the staffing needs only two cars will be on the property at any given time.

D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

The impact of traffic on the public street will be minimal since all doctors' appointments and outside visits by the six (6) residents will be done by the staff on call for that shift. No extra transportation will be needed to cause any type of congestion for traffic. The parking space at the location has the capacity for 4 vehicles and the enclosed garage can also accommodate two extra cars.

E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with reference to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.

The location has 4 open parking space and the staff on shift car will be parked in the covered parking garage to ensure the fire, police or any other emergency vehicle can easily access the premise this will ensure that there is a safe and easy access to the property in case of an emergency.

F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

No! This project will not create any adverse impact upon any adjoining land because the facility will be operated just like a normal home with the residence rules and regulation monitored by 24/7 care team and camera. The Program director will conduct daily announced and unannounced visits to the premise and will ensure that the youths in this program are cared for in a manner that will not cause any issue for the community. Daily schedule activities and supervision will be an important integral part of the program schedule.

G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

Yes the property is within line of the proposed requirement for use as a group home description needed for CCI requirements.

H. Whether the proposed use is consistent with the policies of the comprehensive plan.

Yes! The proposed use is consistent with the policies of the comprehensive plan for a CCI program for use in DFCS specialty care program.

I. Whether there is adequate provision of refuse and service areas.

Yes! There is adequate provision of refuse and service area for all incoming and outgoing service providers. The front garbage will be the main area of intake and out-take for all refuse and services. This will be structured on a weekly basis once per week.

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

No! The property will be use perpetually as a group home and will be legacy home descendants of the property.

K. Whether 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, and whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height.

There will be no external modifications to the house width or height for this project. All modifications are internal, expanding doors, showers installing a ramp for wheel chair access and ensure that the backyard is enclosed.

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

No changes will be made to the house or property for this project.

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

Yes! The proposed use satisfies the requirements contained within the Supplemental Regulations for this permit.

N. Whether the proposed use would be consistent with the needs of the neighborhood or the community, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

The structure of the program will be managed as a home and no external signs or reference to a business will be visible to the neighborhood or community. The program main goal is to provide room, board and watchful oversight for youths with special needs for long term with twenty four hours services daily. The age range of the clients will be between four (4) to Eighteen (18) years old. These youths can be approved to stay in extended care until 21 years old.

The home will not be remodeled to change any building structure or physical appearance of the home to conflict with the current community style. No trees or plants will be removed. No pool or water feature will be installed. Based on the requirements for a special use permit this home does satisfies those requirements as stated in the CCI regulations.

Please read through the Supplemental Regulations for Child Care Institutions below. We need responses to both D & E:

D. Child caring institutions, general requirements. 1. Each child caring institution must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution must display its State-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility. 2. No child caring institution may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.

In compliance with the rules and regulation of the CCI, I Believe The Children Are Our Future intent to be in full compliance with the above requirements after the zoning is approved and the appropriate paperwork are submitted to the state for approval of a license for such business as described in the rules and regulations of the CCI rules for Child Care Institutions.

E. Child caring institution, group (4-6 children). 1. Two (2) copies of complete architectural plans for the subject group child caring institution, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license. 2. Each group child caring institution must provide at least four (4) parking spaces within a driveway, garage or carport, and must comply with any applicable requirements in Article 6.

I Believe The Children Are Our Future intent to be in full compliance with all the rules and regulations as stated and will be including all the required paperwork with the package for review by the permitting office. The structure of the house is now setup with (4) parking spaces within driveway,

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

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 30th, 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

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



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 09 062

THIS INDENTURE, made this 29th 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.

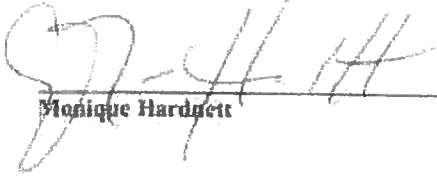
Subject to all easements and restrictions of record.

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

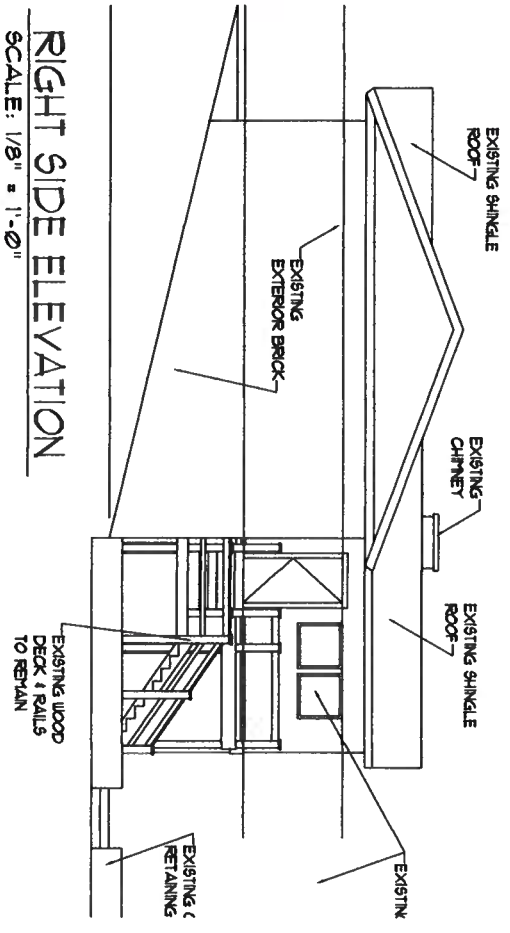
(Sign Original Only)

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



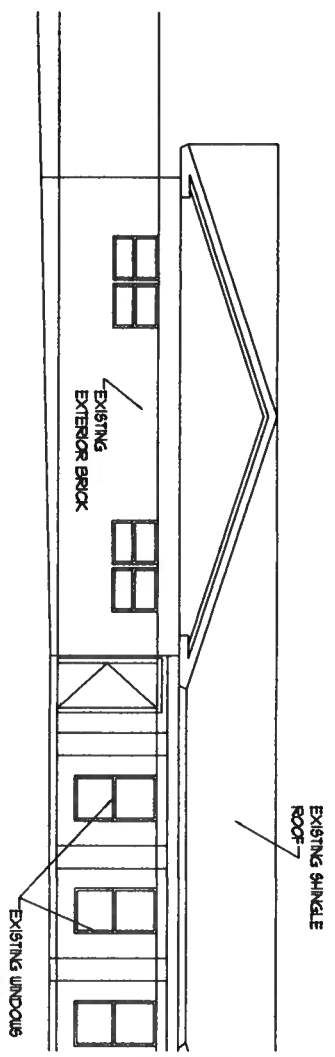
RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



FRONT ELEVATION

SCALE: 1/8" = 1'-0"



A. 20	ELEVATIONS	KORNHART GROUP HOME 140 BERRINGTON DRIVE STONE MOUNTAIN, GEORGIA
	KORNHART DESIGN GROUP 1000 BERRINGTON DRIVE STONE MOUNTAIN, GEORGIA 770.426.4400	

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

1501242205056447

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

DUSTIN G SKIDMORE

337470
Status ACTIVE

END OF RENEWAL
02/28/2023

CERTIFIED 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
229 Peachtree Street, N.E.
Atlanta, GA 30303-1605



LYNN DEMPSEY
Real Estate Commissioner

1501242205056447

DUSTIN G SKIDMORE

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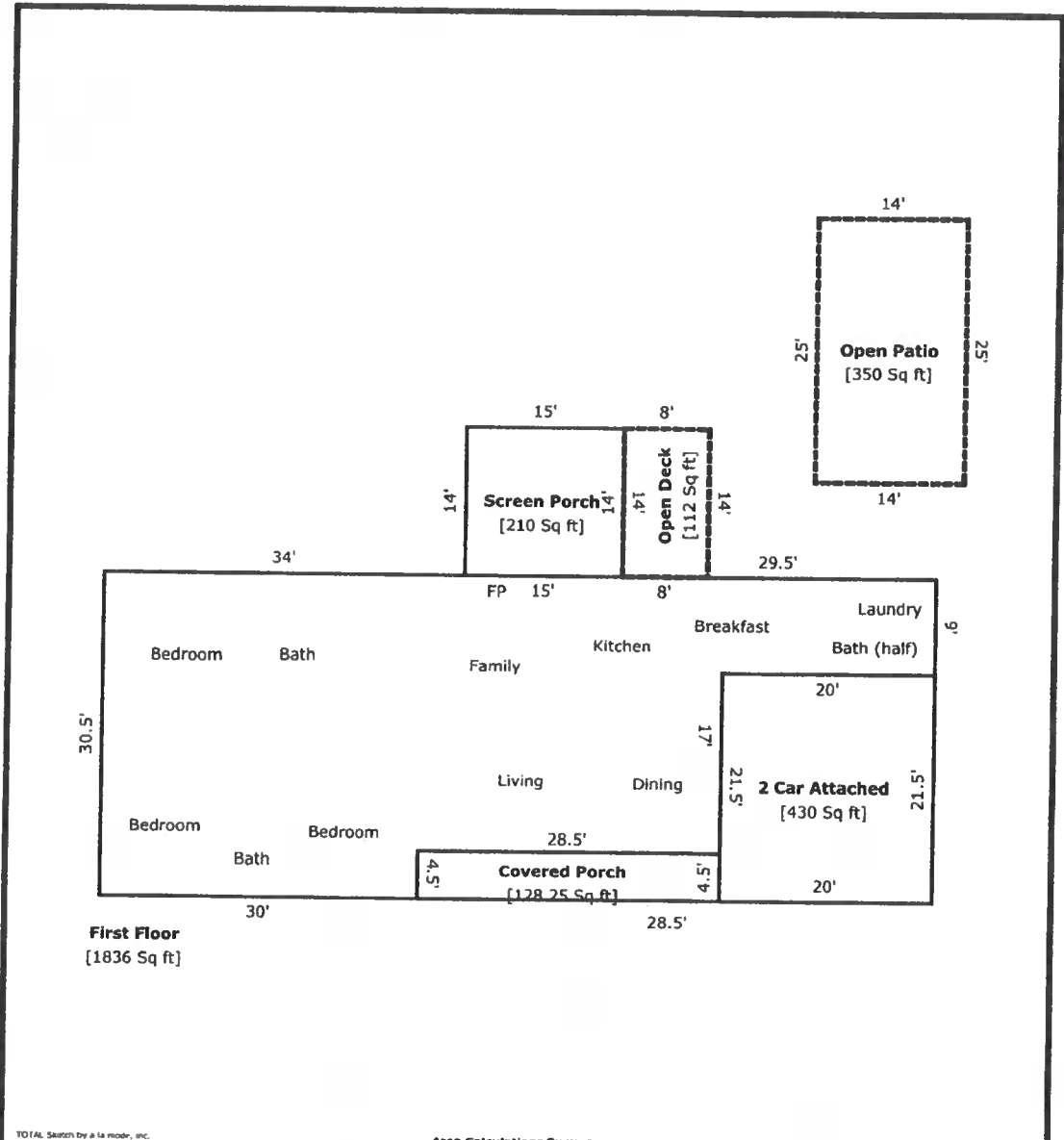
Legal Description

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
Lender/Client	Northpointe Bank	State	GA
		Zip Code	30083

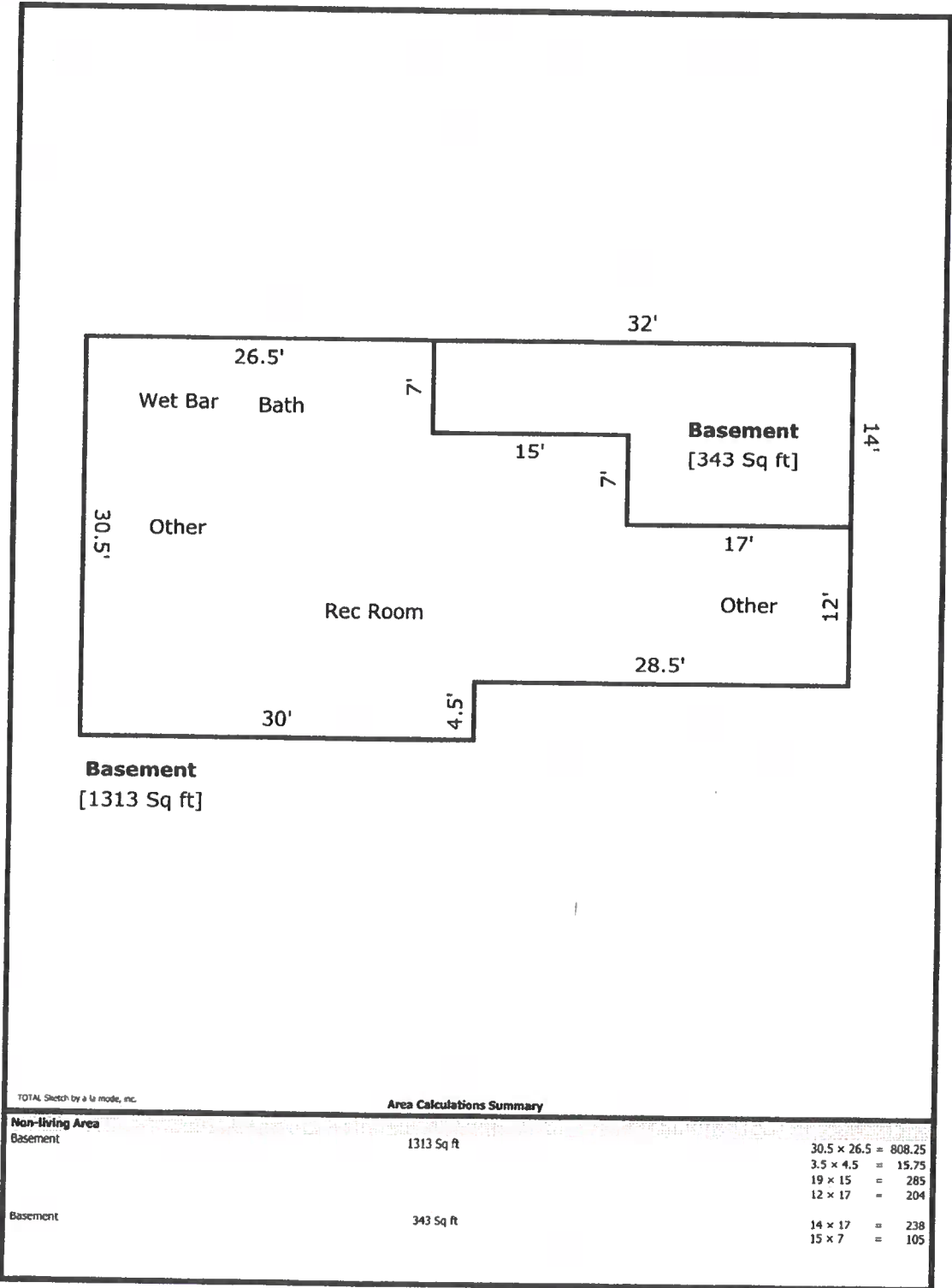


TOTAL Sketch by a la mode, inc.

Area Calculations Summary		
Living Area		Calculation Details
First Floor	1836 Sq ft	30.5 x 30 = 915 26 x 28.5 = 741 20 x 9 = 180
Total Living Area (Rounded):	1836 Sq ft	
Non-living Area		
Covered Porch	128.25 Sq ft	4.5 x 28.5 = 128.25
Screen Porch	210 Sq ft	15 x 14 = 210
2 Car Attached	430 Sq ft	20 x 21.5 = 430
Open Deck	112 Sq ft	14 x 8 = 112
Open Patio	350 Sq ft	14 x 25 = 350

Building Sketch (Page - 2)

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



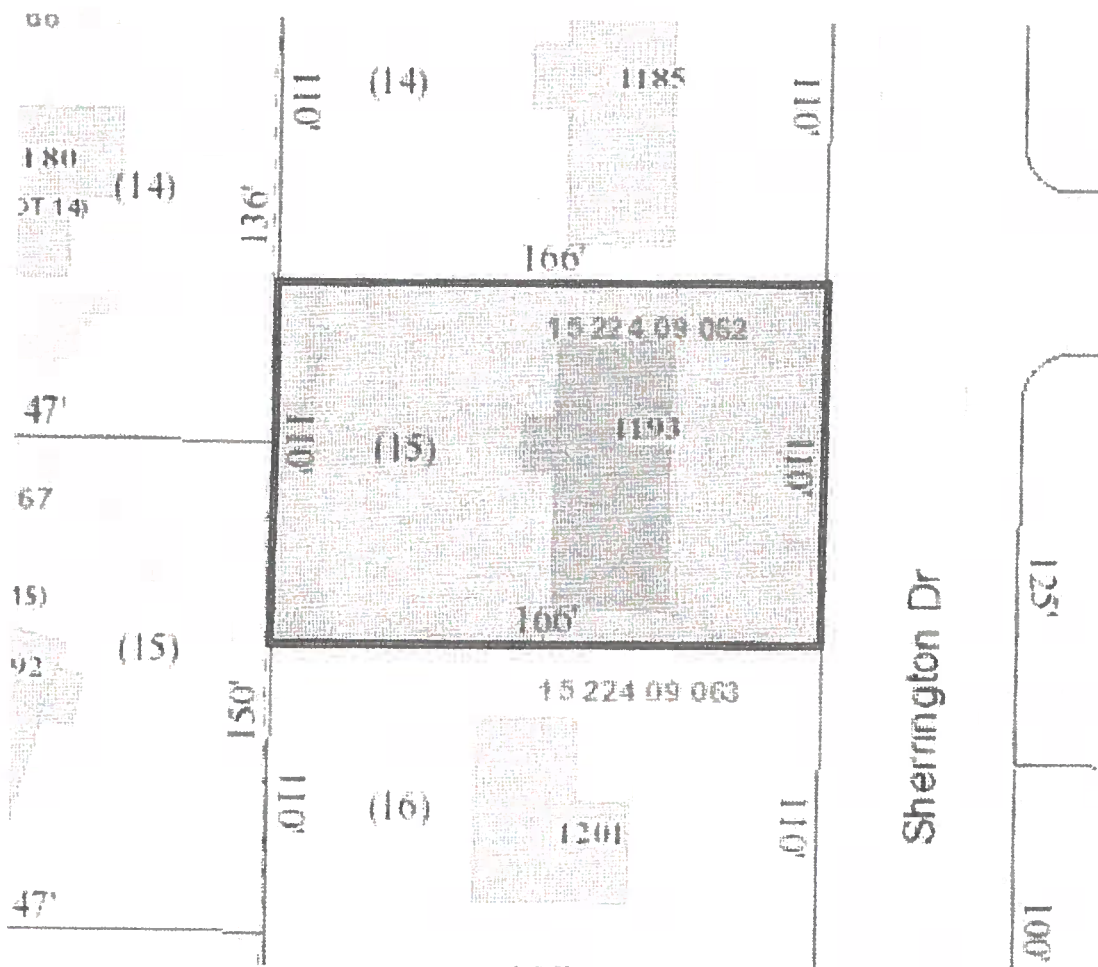
TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Non-living 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	$14 \times 17 = 238$ $15 \times 7 = 105$

Plat Map

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



Market Conditions Addendum to the Appraisal Report

FHA/VA Case No. 106-4376027

106-4376027

File No. 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	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	1.33	0.67	0.67	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining
Total # of Comparable Active Listings	8	3	1	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab. Rate)	6.0	4.5	1.5	<input checked="" type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> 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	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	11	15	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	299,000	305,000	309,000	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	11	15	12	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100%	100%	100%	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.) paid financial assistance prevalent?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> 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.

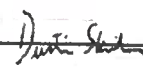
If the subject is a unit in a condominium or cooperative project, complete the following:

Project Name:

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab. Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> 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 _____



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

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

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

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

Special Land Use Permit: Yes 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**

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

Special Land Use Permit

For

Monique Hardnett

Dear Planning Commission and Board of Commissioner(s):

The attached signatures of the Sherrington and Adjoining Neighborhoods and Homeowners respectfully ask that the Planning Commission and Board of Commissioners deny the following application submitted by Monique Hardnett: "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 the 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.

Also please reference the attached email correspondence dated August 18, 2022 that further document our opposition to Monique Hardnett request that was prior to her Zoom meeting on August 30.2022 and contradict information that was submitted on her application.

The need to maintain the existing classification that is grandfathered into Dekalb County Legal Description/ Terminology/Ordinances as a "Residential" single - family detached home" is essential to the wellbeing of homeowners who have at times sacrificed to invest in their homes, and identity and define their home as the sole and primary residency.

We respectfully ask again that you please refuse this application.

20

Sherrington Neighborhood

NAME (4)

Address

- (1) Myria Jackson
- (2) JAMES H. SMITH JR
- (3) Tawny N. Smith
- (4) Christopher Onyiah

4794 Pexley Dr. Stillm. GA

1129 Sherrington Dr

1129 Sherrington Dr

1172 Sherrington Dr DR

1.

2.

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5.

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(19) 20

2 Signatures on #6



Name	Address
1 Deborah Parham	4500 Bexley Dr Stn Mtn 30083
2 Wade Parham	4500 Bexley Dr Stn MTN 30083
3 William Bynum H. Butler	1154 Sherrington Dr. 4578 Bexley Way Stn MTN 30083
4 India Jamerson	4542 Bexley Dr. Stn Mtn, GA 30083
5 KESHE JAMERSON	4542 BEXLEY DR. STATION Mtn GA 30083
6 Dore + Stanford Wheatly	4602 Bexley Way Stn Mtn 30083
7 Pamela Golson	4610 Bexley Way Stn. Mtn 30083
8 Kim S Harris	4826 Bexley Drive Stn Mtn 30083
9 Emmie Hughes	4609 Bexley WAY " " "
10 Charles R. King	4609 Bexley way " " "
11 Christopher W. King	4602 Bexley way " " "
12 W. D. King	4646 Bexley way
13 Goldie Dallas	4646 Bexley way
14 W. D. King	4646 Bexley way
15 Luis Harris	4826 BEXLEY Drive Stn. Mtn
16 Willie King	1136 Sherrington Dr.
17 Jabarii Freeman	1136 Sherrington Dr.
18 Katrina Arthur	1140 Sherrington Dr.



Name	Address
AAA	4168 Bexley Dr.
Shell Brown	4808 Bexley Dr
Atticus Brown	4674 Bexley Dr.
Arthur Brown	41674 Bexley Dr.
Abdulaziz A	4674 Bexley Dr.
A. C. Hacks	404-280-8812 41690 Bexley Dr.
Judith Hoggis	404 447 3106 41634 Bexley Way
Gladys Lee	484 409 9725 41634 Bexley Way
Terry Darnell	4835 Bexley Drive
Pat Brown	678 343-5211 4751 Bexley Dr.
Pat Brown	4722 Bexley Dr
Pat Brown	4722 Bexley Dr
Pat Brown	4738 Bexley Dr
Pat Brown	4738 Bexley Dr
Karin Palford	4827 Bexley Dr.
Patricia Lee	4835 Bexley Drive

Sherrington Neighborhood

NAME

Address

1.	Sara Salen	4579 Sherrington Ct
2.	Mohamed Khalil Samatar	4579 Sherrington Ct
3.	Marina Rubio	4582 Sherrington Ct
4.	Sail Rubio	4582 Sherrington Ct
5.	Georgino Couarrubias	4582 Sherrington Ct
6.	Antoinette Jones	1106 Sherrington DR
7.	Casey Jones	1106 Sherrington DR
8.	Hubaine Defares	1088 Sherrington Dr
9.	Josephine Philadelphia	1190 Sherrington Dr
10.	Molanda Speaks	1185 Sherrington Dr
11.	Paulette Defares	1201 Sherrington Dr.
12.	Ralph Defares	1201 Sherrington Dr.
13.	Cherrod Harris	1201 Sherrington Dr
14.	Ratell Wilson	1201 Sherrington Dr.
15.	Patricia Turner	1136 Sherrington Dr.
16.	Deborah White	1121 Sherrington Dr
17.	Jarret K. Lockhart	1121 Sherrington Dr
18.	Seanette Lockhart	1121 Sherrington Dr
19.	Enrique Iglesias	4582 bergen ct
20.	Claudia Flores	4582 bergen ct

(20)

Sherrington Neighborhood

NAME

Address

1.	LUCAS NGOTE	1209 Sherrington Dr.
2.	WANDA NGOTE	1209 Sherrington Dr.
3.	Shana Tomczyk	1200 Sherrington Dr
4.	Brian Tomczyk	1200 Sherrington Dr.
5.	Vernette blum	1098 Sherrington Wash DC
6.	Hudny Hooper	1113 Sherrington Dr. St. Mtn
7.	Earal Hooper	1113 Sherrington Dr. St. Mtn
8.	Kevlyn Holloway	1116 Sherrington Dr. St. Mtn
9.	Ernest Holloway	1116 Sherrington Dr. St. Mtn 30083
10.	Derrick Hight	1116 Sherrington Dr. St. Mtn 30083
11.	Julie McKay	4586 Bexley Dr., St. Mtn 3008
12.	Red McKay	4586 Bexley Dr. St. Mtn. GA
13.	Lula H. Thomas	4586 Bexley Dr. St. Mtn 30083
14.	John B	4586 Bexley Drive Stone Mtn. 30089
15.	John B	1208 Sherrington Drive Stone Mtn 30083
16.	Ronald Drake	1208 Sherrington Drive Stone Mtn 30083
17.	Regenie Brooks	1208 Sherrington Dr Stone Mtn, Ga
18.	Kenneth & Lisa Wfn	4579 Innsbrook Court
19.	Sharon Mitchell	4582 Innsbrook Ct.
20.	Clay Mitchell	4582 Innsbrook Ct

Sherrington Neighborhood

NAME

Address

#	NAME	Address
1.	Angelo Weathersbee	4582 Innsbrook Ct
2.	Wylene Laidler	1177 Sherrington Dr. ST. MTN
3.	Latanya Laidler	1177 Sherrington Dr.
4.	Taya Pettigrew	Stone Mtn Ga. 30083
5.	Norris Pettigrew	1177 Sherrington Dr. ST. MTN
6.	Graeie Hansen	4582 Innsbrook Ct, Stone Mountain 30083
7.	Traci Coria	1169 Sherrington Stone Mountain, GA 30083
8.	Grant Dawson	1169 Stone Sherrington Dr Stone Mountain, GA 30083
9.	EUGENA Douse	4582 Chadstone Court STONE MOUNTAIN GA 30083
10.	Joshua Novoa	4582 Chadstone Court STONE MOUNTAIN GA 30083
11.	Matthew Shek	4582 Chadstone Court STONE MOUNTAIN GA 30083
12.	Thyata Tucker	1164 Sherrington Drive, Stone mtn GA 30083
13.	Patricia Young	1164 Sherrington Drive Stone mtn Ga 30083
14.	Clarence Jones	1164 Sherrington Drive Stone mtn Ga 30083
15.	Kaila Felix	1164 Sherrington Drive Stone mtn Ga 30083
16.	Lois Cobb	1153 Sherrington Dr Stone mtn, Ga 30083
17.	Mo El	1153 Sherrington Dr. Stone mtn Ga
18.	Keahndra Gillespie	1137 Sherrington Dr
19.	Tamla Williams	1137 Sherrington Rd
20.	Pyanasahoubar	4579 Sherrington Ct

Yolanda G. Spears

From: YOLANDA SPEARS <yolanda_spears@bellsouth.net>
Sent: Friday, October 28, 2022 1:57 PM
To: Yolanda G. Spears
Subject: Fw: Rezoning Sherrington Drive

Sent from AT&T Yahoo Mail for iPhone

Begin forwarded message:

On Thursday, August 18, 2022, 9:51 PM, YOLANDA SPEARS <yolanda_spears@bellsouth.net> wrote:

The letter that you mailed specifically states "to discuss the rezoning of the property located at 1193 Sherrington Drive Stone Mountain GA 30083 and "The main purpose of this rezoning ". There is no mention of a "special permit ".

Sent from AT&T Yahoo Mail for iPhone

On Thursday, August 18, 2022, 9:37 PM, victor rodriguez <vreal1259@comcast.net> wrote:

Hi

This is the owner. My name is Monique Hardnett, my husband is Victor Rodriguez and we love raising kids. We been in the business of raising fragile handicap kids for over 6 years now in this subdivision. We been your neighbors.

I believe there is a misunderstanding about the rezoning. It's not being rezoned to commercial. That is not allowed because it's in a residential neighborhood. It's rezoning to a special land use permit (SPLUS), just for that property, not the whole street. This type of rezoning does not raise taxes or insurance. Or does not depreciate your property value at all nor mine. This is all verifiable and documented that this will not affect anything within the neighborhood.

Our neighbors will be at the Zoom and so will chain of commerce to confirm everything we are saying.

I'm so sorry that the letter made everyone worry, but I promise you there's nothing to worry about. Victor, my husband has lived in this HOA for more than 30 years, I been here for over 10 years. We are already in the business of fostering fragile kids for over 6 years now in this subdivision and we never had any issues. There will be no more than 6 kids as we have now. We just don't want to go through a 3rd party (agency) anymore. And this is the process, but we already in the business of taking care of handicap kids. Our neighbors never had any problems from us nor our kids at all. We take pride in keeping up our property as well.

Please come to the Zoom so we can confirm everything.

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 30th @ 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

STATEMENT OF CONDITIONS DISCUSSED WITH THE NEIGHBORHOOD

The rezoning discussion was held via Zoom on August 30th @ 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.