

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06

**Application of First Family Home Care, LLC to request a Special Land Use Permit (SLUP) for a personal care home for up to six (6) individuals within the R-75 (Residential Medium Lot-75) zoning district. The property is located at 3137 Weslock Circle in Decatur, Georgia.**

**PETITION NO:** N1-2023-0871 SLUP-23-1246540

**PROPOSED USE:** Personal care home for up to six (6) individuals.

**LOCATION:** 3137 Weslock Circle, Decatur, Georgia 30034

**PARCEL NO. :** 15-086-05-078

**INFO. CONTACT:** John Reid, Sr. Planner

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

**PURPOSE:**

Application of First Family Home Care, LLC to request a Special Land Use Permit (SLUP) for a personal care home for up to six (6) individuals within the R-75 (Residential Medium Lot-75) zoning district. The property is located at 3137 Weslock Circle in Decatur, Georgia.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval with Conditions.

**PLANNING COMMISSION:** Approval with modified conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS: rev. 9.19.2023** The applicant requests a special land use permit (SLUP) for a personal care home in order to accommodate four (4) to six (6) elderly adults at 3137 Weslock Circle. The proposal is in accordance with the *Zoning Ordinance* and aligns with the goals outlined in the *Comprehensive Plan* on page 41 such as increasing health care and assisted living facilities. It appears to support the objectives of the Comprehensive Plan including better community connectivity. The property is located in the Suburban (SUB) future land use character area, where assisted living facilities are designated as a primary land use. The proposal aligns with the R-75 Zoning District and the Suburban (SUB) land use area. The site is 0.31 acres with a 2,589 square foot house, providing adequate space for up to five residents with five bedrooms and driveway space to park up to four vehicles for the proposed four full-time employees. At the planning commission meeting, it was brought to staff attention that tax records only show the house had three bedrooms despite the applicant claiming five on their letter of intent. The two additional are located in the basement area. Staff has updated their maximum residents condition to clarify that each resident shall have their own room. The proposal conforms with the development and use patterns of the existing neighborhood. The proximity to the South River Trail, bordering the southside of the property, offers adjacent recreational access including a place to walk, access to fresh air, and provides a natural setting fitting for the proposed establishment. Existing public services and utilities are expected to adequately support the proposed use. The site layout, driveway, and proximity to Corbin Avenue appear adequate to manage potential traffic impacts, which are expected to be minimal, as well provide sufficient access for emergency vehicles. Operational practices are likely to align with typical residential patterns. There are no other personal care homes within 1,000 ft, with the nearest ones being approximately 4,000 feet away and

complies with other supplemental regulations per Sec. 4.2.41 Therefore, after reviewing Section 7.4.6, staff recommends “Approval with the attached conditions”.

**PLANNING COMMISSION VOTE: Approval with modified conditions 7-0-0.** Vivian Moore moved, Jan Costello seconded for approval with staff's conditions with a modification to conditions to read as follows: The 2-year sunset for the SLUP shall begin at the start of the business when the PCH gets its first resident; and, with a max of 5 residents, each shall have their own room.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Conditions 6-1-0.** Approval with the following conditions: 1) SLUP shall expire in two years and must be renewed to continue operation; and 2) Maximum of 5 individuals.

**SLUP-23-1246540 (2023-0871)**  
**Recommended Conditions (BOC)**  
**3137 Westlock Circle**

1. There shall be no on-street parking, loading, or unloading.
2. SLUP shall expire two (2) years after the Personal Care Home (PCH) starts the business with its first resident and must be renewed before the expiration date.
3. Applicant must comply with Sec. 4.2.41 of the Zoning Ordinance for Personal Care Homes and Elderly Care Facilities.
4. The Personal Care Home (PCH) shall be limited to a maximum of five individuals.

**DeKalb County Department of Planning & Sustainability**

**178 Sams Street,  
Decatur, GA 30030**

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

**Planning Commission Hearing Date: September 12, 2023  
Board of Commissioners Hearing Date: September 28, 2023**

**STAFF ANALYSIS**

|                                |  |  |
|--------------------------------|--|--|
| <b>Case No.:</b>               | SLUP-23-1246540  | <b>Agenda #:</b> 2023-0871                                     |
| <b>Location/Address:</b>       | 3137 Weslock Circle<br>Decatur GA, 30034   | <b>Commission District:</b> 03 <b>Super District:</b> 06       |
| <b>Parcel ID(s):</b>           | 15-086-05-078  |  |
| <b>Request:</b>                | Special Land Use Permit to operate a personal care home for up to six (6) individuals within an R-75 (Residential Medium Lot-75) Zoning District |  |
| <b>Property Owner(s):</b>      | Isioma Okabah  |  |
| <b>Applicant/Agent:</b>        | Kyla Okabah  |  |
| <b>Acreage:</b>                | 0.31   |  |
| <b>Existing Land Use:</b>      | Single family residential  |  |
| <b>Surrounding Properties:</b> | <b>North:</b> R-75 <b>East:</b> R-75 <b>South:</b> R-75 <b>West:</b> R-75  |  |
| <b>Comprehensive Plan:</b>     | <b>Suburban (SUB)</b> <input checked="" type="checkbox"/>  | <b>Consistent</b> <input type="checkbox"/> <b>Inconsistent</b> |

**Staff Recommendation:** Approval with conditions

The applicant requests a special land use permit (SLUP) for a personal care home in order to accommodate four (4) to six (6) elderly adults at 3137 Weslock Circle. The proposal is in accordance with the *Zoning Ordinance* and aligns with the goals outlined in the *Comprehensive Plan* on page 41 such as increasing health care and assisted living facilities. It appears to support the objectives of the Comprehensive Plan including better community connectivity. The property is located in the Suburban (SUB) future land use character area, where assisted living facilities are designated as a primary land use. The proposal aligns with the R-75 Zoning District and the Suburban (SUB) land use area.

The site is 0.31 acres with a 2,589 square foot house, providing adequate space for up to five residents with five bedrooms and driveway space to park up to four vehicles for the proposed four full-time employees. At the planning commission meeting, it was brought to staff attention that tax records only show the house had three bedrooms despite the applicant claiming five on their letter of intent. The two additional are located in the basement area. Staff has updated their maximum residents condition to clarify that each resident shall have their own room.

The proposal conforms with the development and use patterns of the existing neighborhood. The proximity to the South River Trail, bordering the southside of the property, offers adjacent recreational access including a place to walk, access to fresh air, and provides a natural setting fitting for the proposed establishment.

Existing public services and utilities are expected to adequately support the proposed use. The site layout, driveway, and proximity to Corbin Avenue appear adequate to manage potential traffic impacts, which are expected to be minimal, as well provide sufficient access for emergency vehicles. Operational practices are likely to align with typical residential patterns. There are no other personal care homes within 1,000 ft, with the nearest ones being approximately 4,000 feet away and complies with other supplemental regulations per Sec. 4.2.41

Therefore, after reviewing Section 7.4.6, staff recommends approval of the SLUP subject to the following mandatory conditions:

1. There shall be no on-street parking, loading, or unloading.
2. SLUP shall expire two years after the personal care home starts business with its first resident, and must be renewed before the expiration date.
3. Applicant(s) must comply with Sec. 4.2.41 of the Zoning Ordinance for Personal Care Homes and Elderly Care Facilities.
4. The PCH shall be limited to a maximum of five individuals and each shall have their own room.



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

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

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

**Case No.:** \_\_\_\_\_ **Parcel I.D. #:** \_\_\_\_\_

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

\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

**Size of existing water main:** \_\_\_\_\_ (adequate/inadequate)

**Distance from property to nearest main:** \_\_\_\_\_ **Size of line required, if inadequate:** \_\_\_\_\_

\_\_\_\_\_

**SEWER:**

**Outfall Servicing Project:** \_\_\_\_\_

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

**Water Treatment Facility:** \_\_\_\_\_ adequate \_\_\_\_ inadequate \_\_\_\_

**Sewage Capacity:** \_\_\_\_\_ (MGPD) **Current Flow:** \_\_\_\_\_ (MGPD)

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

8/15/2023

To: Ms. Madolyn Spann, Planning Manager  
Mr. John Reid, Senior Planner  
From: Ryan Cira, Environmental Health Manager  
Cc: Alan Gaines, Technical Services Manager  
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

## DeKalb County Board of Health

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

8/15/2023

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N1-2023-0871

SLUP-22-1246540 / 15-086-05-078

3137 Weslock Circle, Decatur, GA 30034

☐ Amendment

- Please review general comments.
- No septic indicated for this property.
- Several surrounding property are noted to have septic installed.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

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N2-2023-0872

Z-23-1246542 16-186-01-007

7566 Union Grove Road, Lithonia , GA 30058

☐ Amendment

- Please review general comments.
- Septic indicated and installed on 07//8/1981
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

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N3--2023-0873

SLUP-23-1246543 16-186-01-007

7566 Union Grove, Lithonia, GA

☐ Amendment

- Please review general comments.
- DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.
- Septic installed on 07/08/1981.



### Zoning Comments September 2023

**N1:**           **3137 Weslock Circle -**  
No Comments.

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**N2 & N3:**     **7566 Union Grove Road –**  
No Comments.

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**N4:**           **4127, 4139, 4147, 4149, 4163 & 4173 Maplewood Drive –**  
Maplewood Drive is classified as a collector.

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**N5:**           **3401 Rainbow Drive –**  
Mercer University Drive is classified as minor arterials and a collector. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5 foot landscape strip with 6 foot sidewalk with 4 foot bike lanes OR (preferred) 10 foot multiuse path. Street Lighting required. ([hefowler@dekalbcountyga.gov](mailto:hefowler@dekalbcountyga.gov)) No poles may remain within the limits of the path/sidewalk. (See Zoning Code 5.4.3 and Land Development Code 14-190 for infrastructure requirements.) Ensure there is pedestrian connectivity between the proposed development and the public sidewalk infrastructure. Ensure that the access points meet the minimum sight distance standards per AASHTO. Note required confirming sight distance on plans at Land Disturbance Permit phase.

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**N6:**           **1480 South Deshon Road –**  
No Comments.

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**N7:**           **6290 Sayler Park –**  
No Comments.



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

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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:**

- Transportation/Access/Row

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- Storm Water Management

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- Flood Hazard Area/Wetlands

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- Landscaping/Tree Preservation

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- Tributary Buffer

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COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-23-1246540 Parcel I.D. #: 15-086, 03-078

Address: 3137 Westock Circle  
Decatur, Ga. 30034

Adjacent Roadway (s):

|                  |                  |
|------------------|------------------|
| _____            | _____            |
| (classification) | (classification) |

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Capacity (TPD) \_\_\_\_\_  
Latest Count (TPD) \_\_\_\_\_  
Hourly Capacity (VPH) \_\_\_\_\_  
Peak Hour. Volume (VPH) \_\_\_\_\_  
Existing number of traffic lanes \_\_\_\_\_  
Existing right of way width \_\_\_\_\_  
Proposed number of traffic lanes \_\_\_\_\_  
Proposed right of way width \_\_\_\_\_

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the \_\_\_\_\_ (Single Family Residential) District designation which allows a maximum of \_\_\_\_\_ units per acres, and the given fact that the project site is approximately \_\_\_\_\_ acres in land area, \_\_\_\_\_ daily vehicle trip end, and \_\_\_\_\_ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

|  |
|--|
| No concerns from Traffic Engineering at this time. |
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|  |
|  |
|  |
|  |
|  |

Signature: 



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: \_\_\_\_\_ Application No: 1246540

APPLICANT NAME: Kyla Okorlan

Daytime Phone: 678-428-7272 E-Mail: Kylalokorlan@gmail.com

Mailing Address: PO Box 1132 Lilonia, Georgia 30058

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

Daytime Phone: 678-984-8079 E-Mail: iookorlan@yahoo.com

Mailing Address: PO Box 965185 Marietta Ga 30066

SUBJECT PROPERTY ADDRESS OR LOCATION: 3137 Westlock Circle Decatur, Georgia 30034

DeKalb County, GA \_\_\_\_\_

Parcel ID: 1508605 Acreage or Square Feet: 13,068 Commission Districts: 15th district of DeKalb County,  
079 Sq ft Neighborhood regional district 3  
Existing Zoning: R-75 Proposed Special Land Use (SLUP): personal care home

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

Owner: \_\_\_\_\_ Agent: X

Signature of Applicant:

Kyla

Submit a New Record

Choose a RecordRecord InformationAdditional InformationAttachmentsStatusConfirmation

Confirmation

Thank You! Your record was submitted.

[Go Back](#)

Project Name

First Family Home Care

Work Type

Special Land Use Permit

Occupancy Type

Single Family Detached

Square Footage

2868

Number of Pages

Number of Plans

Record Type

Special Land Use Permit

Description

The purpose of First Family Home Care LLC is to provide a compassionate and nurturing personal care home for the elderly. Our mission is to offer a warm and supportive environment where elderly individuals can receive personalized care and assistance. We are dedicated to enhancing the quality of life for our residents by providing a range of services, including housing, food service, and personal care support. Our goal is to provide that well-being, independence, and dignity while enabling them to remain connected to their loved ones. The personal care home was created to assist eligible persons to realize that potential, to provide an alternative living accommodation, and to provide the necessary level of care and services for eligible individuals to live in and/or near their home communities. The personal care home provides an average for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator. Personal services include individual assistance with or supervision of self-administered medication, and assistance with essential activities of daily living (ADLs), such as eating, bathing, grooming, dressing, toileting, ambulation, and transfers. The facility license is issued by First Family Home Care LLC and will be referred to herein as the personal care home (PCH). This PCH provides adults with residential and developmental disabilities.

Capacity

UNIT - EXECUTIVE OFFICER

Addresses

|  |  |
|--|--|
| 2117 WEBBLOCK CIR<br>DECATUR GA 30034<br>Address | Location Details<br>Property Address: 2117 Webbblock Circle, Decatur, Georgia, 30034 Coordinates: 33.8845444, -84.2868075 Zoning District: 15B-district of DeKalb County Lot Size: .31 acres Property Type: Residential-Servicing Land Owner: The property is situated in a primarily residential neighborhood |
|--|--|

Attachments

Letter of Application.pdf  
Other related documents  
Letter of Application

Letter of Impact Analysis.pdf  
Other related documents  
Letter of Impact Analysis

Neighbor letter PCH.pdf  
Other related documents  
Neighbor letter  
This is the letter sent to surrounding properties within 500 feet

Neighbor letter PCH Ind.pdf  
Other related documents  
Neighbor letter  
Letter sent for second meeting for Neighborhood Meeting, District 3

Pre-Application Conference Form - 2117 Webbblock.pdf  
Other related documents  
Pre-Application Conference Form

Warning Sign.pdf  
Other related documents  
Warning Sign

Statement of proposed use.pdf  
Other related documents  
Statement of proposed use

Special Land Use Permit Detail

Special Land Use Permit Detail

Pre-Submittal Meeting

05/01/2023

Pre-Application Meeting

06/07/2023

Frontage

Frontage Location: The frontage of the property is situated along Webbblock Circle. Frontage Length: The total length of the property's frontage along Webbblock Circle is approximately 77.8 feet. Front Type: Webbblock Circle is a well-maintained, gravel residential road, providing easy access to the property. Surrounding: Surrounding properties are present along Webbblock Circle, ensuring pedestrian safety and convenience.

Property Location

2117 Webbblock Circle is a property located within a secure and well-established residential neighborhood in Decatur, Georgia. The location provides a tranquil and welcoming environment for residents, featuring a sense of community and peace.

Portion of Parcel ID

|               |
|---------------|
| Parcel ID     |
| 15 986 05 078 |

Submitted 4 applications for Placense or Land Use Amendment Walk-ins

- ☒ SLUP application
- ☐ Building Deviation
- ☐ Current Zoning Classification
- ☒ Warranty Deed if Recently Purchased
- ☐ Campaign Disclosure
- ☒ Impact Analysis
- ☐ Landscape Plan for Parking Area
- ☒ Legal Description of Property
- ☒ Letter of Application
- ☒ Flash Drive of Application Materials
- ☒ Owner's Authorization
- ☒ Boundary Survey (Signed Sealed)
- ☒ Statement of Proposed Use of Property
- ☐ Supplemental regulations, if required
- ☐ Detail Site Plan of Proposed Use (Signed Sealed)
- ☐ Statement of Current Zoning Classification

Additional Applicant Information Details

Additional Applicant Information Details

Additional Applicants

| Capacity                | First Name | Last Name | Email Address     | Phone # |
|-------------------------|------------|-----------|-------------------|---------|
| CHIEF EXECUTIVE OFFICER | Kyle       | Osaka     | kyosaka@gmail.com |         |
| OWNER                   | Isma       | Osaka     | isaka@lythos.com  |         |

- Please provide the contact information for additional parties associated with the application. The application requires contact information for the Applicant, Property Owner, Engineer and Developer.
- An invitation will be sent to the email address provided unless an existing parcel membership matching the email address already exists.
- Once the invitation is accepted or the existing parcel membership was found, the contact will be added as an applicant.
- Any contact listed below has not yet been added as an applicant.

Note - In order to create an applicant, the invitation must be accepted by the invitee.

SLUP Zoning and Land Use

SLUP Zoning Detail

Area

0.31

SLUP Current Zoning and Land Use

| Parcel ID     | Zoning | Land Use |
|---------------|--------|----------|
| 15 986 05 078 | D-75   | SLU      |

Units/Code

ACUE

Additional Project Information

|                        |                  |
|------------------------|------------------|
| Project Name           | Type of Project  |
| First Family Home Care | Current Planning |

[Submit a Similar Record](#)[Submit a New Record](#)

June 1, 2023

Dear Neighbors,

I am writing to introduce myself as your new neighbor at 3137 Weslock Circle. I am excited to be a part of this community and I wanted to take a moment to let you know that I will be using my home as a personal care home.

I understand that you may have some questions or concerns regarding this type of use for a residence, and I want to assure you that I am committed to being a responsible and considerate neighbor. My goal is to provide a safe and comfortable home for the elderly in need of personal care services, while also being respectful of the neighborhood and its residents.

On **June 17, 2023 at 10:00 AM**, I will be hosting a community meeting via Google Meet. I will be happy to answer any questions you may have and to address any concerns you may feel. If you are unable to attend the meeting, but would still like to speak with me about my personal care home please contact me at: [ffhomecarega@gmail.com](mailto:ffhomecarega@gmail.com). Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone with or without video.

I believe that open communication is key to building a strong and vibrant community, and I look forward to getting to know you all better. Thank you for taking the time to read this letter and for welcoming me into your community.

Sincerely,

Kyla Okobah

## **JOIN VIA GOOGLE MEET**

**Neighborhood Community Meeting  
Saturday, June 17 · 10:00 – 11:00am**

**Time zone: America/New\_York**

**Google Meet joining info**

**Video call link: <https://meet.google.com/whu-fbvf-srw>**

**Or dial: (US) +1 636-495-1534 PIN: 130 735 519#**

**More phone numbers: [https://tel.meet/whu-fbvf-srw?  
pin=4058924254040](https://tel.meet/whu-fbvf-srw?pin=4058924254040)**

**To join the Google Meet meeting via video:**

1. Open a web browser on your computer, smartphone, or tablet.
2. Type "meet.google.com" in the address bar and press Enter.
3. You will be directed to the Google Meet website.
4. In the text field, enter the meeting code "whu-fbvf-srw" without any spaces.
5. Click on the "Join" button or press Enter.
6. If prompted, sign in with your Google account. If you don't have one, you can create a free account.
7. Before joining the meeting, you might be asked to allow access to your microphone and camera. Grant the necessary permissions to proceed.
8. Once you've joined the meeting, you can test your audio and video settings before the actual meeting starts.
9. Wait for the host to start the meeting or join other participants who might already be present.
10. That's it! You're now ready to join the Google Meet meeting using the provided meeting code.

**To join the Google Meet meeting via audio:**

1. Dial the phone number: +1 636-495-1534.
2. When prompted, enter the meeting PIN: 130 735 519#.
3. Wait for the automated system to verify and join you to the meeting.
4. Once connected, you will be able to listen to the meeting and participate in the discussion through audio only.
5. Note: When joining via audio only, you won't have access to the video feed or the ability to see other participants' video.

June 12, 2023

Dear Neighbors,

I am writing to introduce myself as your new neighbor at 3137 Weslock Circle. I am excited to be a part of this community and I wanted to take a moment to let you know that I will be using my home as a personal care home.

I understand that you may have some questions or concerns regarding this type of use for a residence, and I want to assure you that I am committed to being a responsible and considerate neighbor. My goal is to provide a safe and comfortable home for the elderly in need of personal care services, while also being respectful of the neighborhood and its residents.

On **June 27, 2023 at 5:00 PM**, I will be hosting a community meeting via Google Meet. I will be happy to answer any questions you may have and to address any concerns you may feel. If you are unable to attend the meeting, but would still like to speak with me about my personal care home please contact me at: [ffhomecarega@gmail.com](mailto:ffhomecarega@gmail.com). Below are the meeting instructions. There are multiple ways for you to join the meeting, including via your computer, tablet, or cell phone with or without video.

I believe that open communication is key to building a strong and vibrant community, and I look forward to getting to know you all better. Thank you for taking the time to read this letter and for welcoming me into your community.

Sincerely,

Kyla Okobah

## **JOIN VIA GOOGLE MEET**

**Neighborhood Community Meeting  
Tuesday, June 27 · 6:00pm – 7:00pm  
Time zone: America/New\_York**

**Google Meet joining info**

**Video call link: <https://meet.google.com/rfh-nkzv-jpk>**

**Or dial: (US) +1 402-527-4033 PIN: 857 418 301#**

**More phone numbers: [https://tel.meet/rfh-nkzv-jpk?](https://tel.meet/rfh-nkzv-jpk?pin=8137022871225)  
[pin=8137022871225](https://tel.meet/rfh-nkzv-jpk?pin=8137022871225)**



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5. Click on the "Join" button or press Enter.
6. If prompted, sign in with your Google account. If you don't have one, you can create a free account.
7. Before joining the meeting, you might be asked to allow access to your microphone and camera. Grant the necessary permissions to proceed.
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9. Wait for the host to start the meeting or join other participants who might already be present.
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1. Dial the phone number: +1 636-495-1534.
2. When prompted, enter the meeting PIN: 130 735 519#.
3. Wait for the automated system to verify and join you to the meeting.
4. Once connected, you will be able to listen to the meeting and participate in the discussion through audio only.
5. Note: When joining via audio only, you won't have access to the video feed or the ability to see other participants' video.

# Neighborhood Community Meeting Video Recordings

June 17, 2023: [https://drive.google.com/file/d/17BLS5\\_1Cykz2ILxoY-Y9-LNdbFIdLbJ1/view?usp=share link](https://drive.google.com/file/d/17BLS5_1Cykz2ILxoY-Y9-LNdbFIdLbJ1/view?usp=share_link)

June 27, 2023: [https://drive.google.com/file/d/1qPgn2t-vChB9apAYoN6K2YGDQ1WtvaK6/view?usp=share link](https://drive.google.com/file/d/1qPgn2t-vChB9apAYoN6K2YGDQ1WtvaK6/view?usp=share_link)

Kyla Okobah  
PO Box 1132  
Lithonia, Georgia, 30058  
kylaokobah@gmail.com  
678-428-7272  
July 1, 2023

Department of Planning and Sustainability

Subject: Application for Special Land Use Permit and Impact Analysis

To whom it may concern,

I am writing to submit my application for a Special Land Use Permit for the property located at 3137 Weslock Circle, Decatur, Georgia. The purpose of this application is to request rezoning or a special use modification to establish a personal care home on the premises.

a) Proposed Zoning Classification: Special Land Use Permit

b) Reason for the Rezoning or Special Use Request: Personal Care Home

The primary reason for this rezoning or special use request is to provide a valuable service to the community by establishing a personal care home. The demand for quality residential care for the elderly population has been growing, and we aim to address this need by offering comprehensive care and support services to older adults in a safe and comfortable environment.

c) Existing and Proposed Use of the Property:

The property at 3137 Weslock Circle is currently being utilized as a residential home. However, we propose transforming it into a personal care home to cater to the specific needs of seniors who require assistance with activities of daily living. The proposed use aligns with the vision of providing a supportive and nurturing environment for the elderly population in our community.

d) Detailed Characteristics of the Proposed Use:

The proposed personal care home will have a total floor area of approximately 2,589 square feet. The property includes five bedrooms, which will be modified to accommodate the residents' needs. Once the personal care home is operational, it will require four full-time employees to provide round-the-clock care and support to the residents.

The personal care home will function as a residential facility, offering housing, food services, and personal care services to two or more adults. Our services will encompass activities of daily living, such as bathing, dressing, medication management, and mobility support. We will operate 24/7 to ensure that residents receive the care they require at any time.

In conducting this personal care home, we are committed to maintaining a high standard of care, promoting the well-being of our residents, and being a responsible and supportive member of the community. We will comply with all relevant regulations and work diligently to ensure a harmonious coexistence with neighboring properties.

We kindly request that you consider our application for the Special Land Use Permit and conduct a thorough impact analysis to evaluate the potential effects of the proposed personal care home. We are confident that our establishment will positively contribute to the community by offering much-needed support and care for the elderly population.

Thank you for considering our application. We are available to provide any additional information or clarification you may require. We look forward to the opportunity to discuss our proposal in more detail and demonstrate its value to the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kyla Okobah', written in a cursive style.

Kyla Okobah

Kyla Okobah  
PO Box 1132  
Lithonia, Georgia, 30058  
kylaokobah@gmail.com  
678-428-7272  
July 1, 2023

Department of Planning and Sustainability

Subject: Impact Analysis for Proposed Personal Care Home

To whom it may concern,

I am writing to provide an impact analysis for the proposed establishment of a personal care home at the property located at 3137 Weslock Circle, Decatur, Georgia. This analysis aims to demonstrate that the personal care home meets all the criteria outlined in Section 27-7.4.6 and complies with the applicable regulations in Article 4.

**A. Adequacy of the Size of the Site:**

The property at 3137 Weslock Circle provides an adequate land area of 2,589 square feet, ensuring sufficient space for the proposed personal care home. The site allows for the provision of all required yards, open space, off-street parking, transitional buffer zones, and other applicable requirements of the zoning district.

**B. Compatibility with Adjacent Properties and Land Uses:**

The proposed personal care home has been carefully designed to ensure compatibility with adjacent properties and land uses. Measures have been taken to minimize potential adverse impacts, such as traffic volume/congestion, noise, smoke, odor, dust, or vibration. The facility will operate in a manner that preserves the quality of life for neighboring properties.

**C. Adequacy of Public Services and Utilities:**

The public services, public (or private) facilities, and utilities necessary to serve the proposed personal care home have been assessed and found to be adequate. The facility will have access to essential services, including water, electricity, sewerage, and waste management.

**D. Adequacy of Public Streets and Traffic Impact:**

The public street, on which the personal care home is proposed to be located, has been evaluated for its traffic-carrying capacity. The facility will not unduly increase traffic or create congestion in the area. Adequate measures will be taken to manage traffic flow and ensure pedestrian and automotive safety and convenience.

**E. Adequacy of Ingress and Egress:**

Ingress and egress to the subject property, as well as to all proposed buildings, structures, and uses thereon, have been carefully planned. The design ensures the safety and convenience of pedestrians and vehicles and allows for efficient access in the event of emergencies.

**F. Manner and Hours of Operation:**

The proposed manner and hours of operation of the personal care home have been designed to minimize adverse impacts on adjoining land uses. The facility will adhere to all regulations and guidelines regarding noise, traffic, and other potential concerns to maintain a harmonious relationship with the surrounding properties.

G. Consistency with Zoning District Classification:

The proposed personal care home aligns with the requirements of the zoning district classification in which it is proposed to be located. It satisfies all applicable zoning regulations and will contribute positively to the intended use and character of the district.

H. Consistency with Comprehensive Plan:

The establishment of the personal care home is consistent with the policies of the comprehensive plan. It advances the goals and objectives outlined in the plan, ensuring compatibility with the neighborhood and contributing to the well-being of the community.

I. Provision of Refuse and Service Areas:

Adequate provision has been made for refuse and service areas within the proposed personal care home. Proper waste management and service access will be implemented to maintain cleanliness and functionality.

J. Duration of Special Land Use Permit:

The length of time for which the special land use permit is granted, if approved, can be limited in duration to ensure periodic review and compliance with evolving regulations and community needs.

L. Preservation of Historic Buildings, Sites, and Archaeological Resources:

The proposed personal care home will not adversely affect any historic buildings, sites, districts, or archaeological resources in the area. All necessary precautions will be taken to preserve and protect the historical integrity of the neighborhood.

M. Compliance with Supplemental Regulations:

The proposed personal care home satisfies all the requirements contained within the supplemental regulations for such a special land use permit. It meets the specified standards and guidelines for the establishment and operation of a personal care home.

N. Consistency with Neighborhood and Community Needs:

The proposed personal care home addresses the needs of the neighborhood and the community as a whole.

Based on this impact analysis, it is evident that the proposed personal care home meets all the criteria stipulated in Section 27-7.4.6 and complies with the applicable regulations in Article 4. We firmly believe that the establishment of this personal care home will contribute positively to the community by providing essential services to the elderly population while ensuring the preservation of the neighborhood's quality of life.

Should you require any further information or clarification regarding this impact analysis, please do not hesitate to contact me. We appreciate your consideration of our application and look forward to the opportunity to discuss the proposal in greater detail.

Sincerely,



Kyla Okobah

Kyla Okobah  
PO Box 1132  
Lithonia, Georgia, 30058  
kylaokobah@gmail.com  
678-428-7272  
July 1, 2023

Subject: Statement of Proposed Use of Property for Special Land Use Permit Application

To whom it may concern,

I am writing to provide a statement outlining the proposed use of the property located at 3137 Weslock Circle, Decatur, Georgia, as part of the application for a Special Land Use Permit.

Statement of Proposed Use:

The property at 3137 Weslock Circle is intended to be utilized as a personal care home. The proposed use entails providing housing, food services, and personal care services to two or more adults in need of assisted living and support with activities of daily living.

The personal care home will offer a safe and nurturing environment for elderly individuals who require assistance with tasks such as bathing, dressing, medication management, and mobility support. Our aim is to enhance the quality of life for our residents by providing compassionate care, fostering a sense of community, and promoting their overall well-being.

The property features approximately 2589 square feet of living space, with five bedrooms designed to accommodate the residents comfortably. The floor area has been carefully planned to ensure ample room for residents' privacy and communal areas for socialization and engagement. We are committed to adhering to all applicable regulations and standards to ensure the safety, security, and comfort of our residents. The proposed personal care home will operate 24/7, ensuring continuous availability of care and support for our residents. The operations will be managed by a dedicated team of four full-time employees who are experienced in providing personalized care services to the elderly population. These employees will undergo appropriate training and certifications to meet the specific needs and requirements of the residents.

Our primary goal is to create a warm and welcoming environment within the personal care home. We will strive to establish a supportive community that promotes the physical, emotional, and social well-being of our residents. Our activities will focus on engaging residents in meaningful interactions, recreational opportunities, and programs designed to enhance their overall quality of life.

We understand the importance of being good neighbors and maintaining the integrity of the community. The operations of the personal care home will be conducted with the utmost respect for the neighborhood and its residents. We will implement measures to minimize any potential impacts, such as noise, traffic, and other disruptions, ensuring that our presence blends seamlessly into the existing residential character of the area.

In conclusion, the proposed use of the property at 3137 Weslock Circle as a personal care home will provide vital support and care to elderly individuals in need. Our commitment to maintaining a high standard of care, fostering community engagement, and respecting the neighborhood will ensure that the proposed use aligns harmoniously with the community's values and contributes positively to the overall well-being of the residents.

Sincerely,  
Kyla Okobah



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.

JULY 1, 2023

Date:

TO WHOM IT MAY CONCERN:

ISIOMA OKOBAH

(I), (WE)

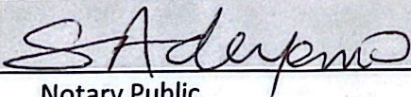
Name of owners(s) (If more than one owner, attach a separate sheet)

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

KYLA OKOBAH

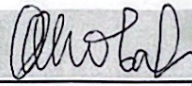
Name of Agent or Representative

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



Notary Public





Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner





Development Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)  
404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

### 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: Kyla Okobah Phone: 678-428-7272 Email: kylaokobah@gmail.com  
Property Address: 3137 Weslock Circle, Decatur 30034  
Tax Parcel ID: 15 086 05 078 Comm. District(s): 3 & 6 Acreage: 0.31  
Existing Use: \_\_\_\_\_ Proposed Use: Personal care home.  
Supplemental Regs: \_\_\_\_\_ Overlay District: N/A DRI: \_\_\_\_\_  
Rezoning: Yes \_\_\_\_\_ No X  
Existing Zoning: R-75 Proposed Zoning: R-75 Square Footage/Number of Units: \_\_\_\_\_  
Rezoning Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No X  
Existing Land Use: SUB Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_  
Special Land Use Permit: Yes X No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_  
Special Land Use Request(s): Personal care home.  
\_\_\_\_\_  
\_\_\_\_\_

#### Major Modification:

Existing Case Number(s): N/A

Condition(s) to be modified:

N/A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ PC: ☒ BOC: ☒ Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒ Campaign Disclosure: ☒ Zoning Conditions: ☐ N/A Community Council Meeting: ☒ Public Notice, Signs: ☒ Tree Survey, Conservation: ☐ N/A Land Disturbance Permit (LDP): ☐ N/A Sketch Plat: ☐ N/A Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_ Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: \_\_\_\_\_

NO STAPLES, NO BINDERS PLEASE

### Review of Site Plan

Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
Perimeter Landscape Strip: \_\_\_\_\_  
Possible Variances: \_\_\_\_\_

Comments: ☐ Applicant will need to acquire license from the County and State, as well as more information regarding SLUP renewal/ State renewal. Additionally, applicant will need to finalize site plan regarding bedroom with a closet.

Andrea Folgherait, Planner

5/31/2023

|                  |   |          |
|------------------|---|----------|
| <b>REZONING:</b> | RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1          | \$500.00 |
|                  | RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5 | \$750.00 |
|                  | OI, OD, OIT, NS, C1, C2, M, M2                            | \$750.00 |

**LAND USE MAP AMENDMENT** \$500.00

**SPECIAL LAND USE PERMIT** \$400.00

Planner: Andrea Folgherait

Date: 5/31/2023

## DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes \_\_\_\_\_ No X \*

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

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

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

\_\_\_\_\_  
Notary

\_\_\_\_\_  
Signature of Applicant /Date

Check one: Owner \_\_\_\_\_ Agent \_\_\_\_\_

\_\_\_\_\_  
Expiration Date/ Seal

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

# FLOOD NOTE:

Said described property is located within an area having a Zone Designation "C" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 130802144W with a date of identification of May 16, 2013, for Community Number 130805, in DeKalb County, State of Georgia, which is the current Flood Insurance Rate Map for the community in which said property is situated.

# NOTES:

CURRENT OWNER: ISOMA OKOBAH  
DEED REFERENCE: DB-30922, PG. 15  
PLAT REFERENCE: PB. 38, PG. 62  
PARCEL IS ONE OF TWO  
CURRENT ZONING: R-70 (RESIDENTIAL MEDIUM LOT)  
REMARKS: FRONT- 20'  
SIDE- 7.5'  
REAR- 40'  
MIN. LOT SIZE= 10,000 SQ. FT.  
MAX. LOT COVERAGE= 35%  
LOT WIDTH AT STREET= 70'

# NOTES:

THE FIELD DATA USED TO CALCULATE THIS PLAT HAS A POSITIONAL TOLERANCE OF LESS THAN 0.07 FEET.  
100% OF THE FIELD DATA WAS GATHERED USING GNSS.  
THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS WAS A LEICA GS18T ROVER UNIT & A LEICA GS16 BASE UNIT.  
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 83,605 FEET.

LEGAL DESCRIPTION  
LOT 28  
BLOCK A, UNIT THREE  
SUN VALLEY SUBDIVISION

All that tract or parcel of land lying and being in Land Lot 86 of the 15TH District of DeKalb County, Georgia, and being more particularly described as follows:

Commencing at the centerline intersection of Weslock Circle (60' R/W) and Corbin Avenue (60' R/W) running thence, South 53 degrees 41 minutes 39 seconds West a distance of 49.93 feet to a 1/2" rebar found on the South right-of-way of Weslock Circle, the Point of Beginning.

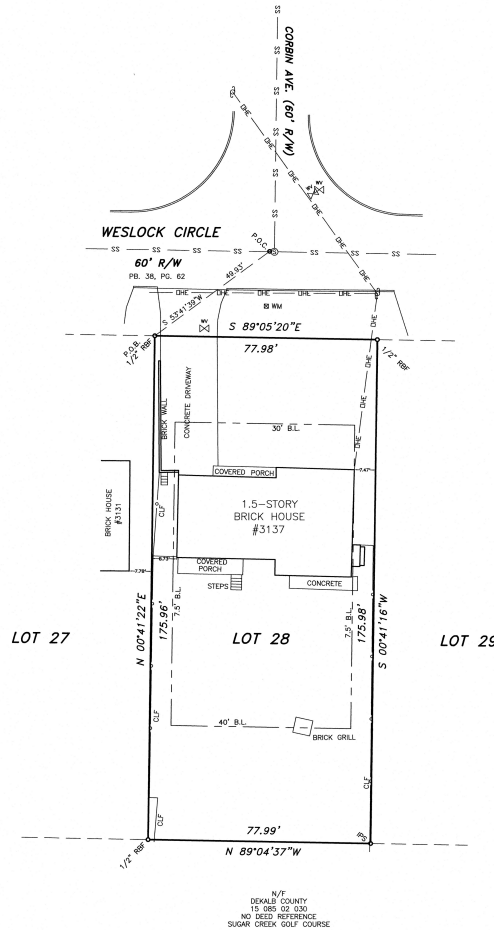
THENCE, along the South right-of-way of Weslock Circle, South 89 degrees 05 minutes 20 seconds East for a distance of 77.98 feet to a 1/2" rebar found;

THENCE, leaving the South right-of-way of Weslock Circle, South 00 degrees 41 minutes 16 seconds West for a distance of 175.96 feet to a 1/2" rebar set;

THENCE, North 89 degrees 04 minutes 37 seconds West for a distance of 77.99 feet to a 1/2" rebar found;

THENCE, North 00 degrees 41 minutes 22 seconds East for a distance of 175.96 feet to a 1/2" rebar found on the South right-of-way of Weslock Circle, the Point of Beginning.

Said tract of parcel containing 0.3150 acres (13,723 sq. ft).



# LEGEND

I.P.F.=IRON PIN FOUND  
I.P.S.=IRON PIN SET  
R.B.F.=RE-BAR FOUND  
O.T.=OPEN TOP  
C.L.=COMPED TOP  
F.O.=FOUND  
P.O.=RIGHT-OF-WAY  
R/W.=PROPERTY LINE  
C.L.=CENTER LINE  
B.L.=BUILDING LINE  
L.L.=LAND LOT LINE  
W.=WATER LINE  
S.=SEWER LINE  
G.=GAS LINE  
F.=FENCE LINE  
P.=POWER LINE  
O.V.=OVERHEAD LINES  
P.P.=POWER POLE  
U.P.=UTILITY POLE  
G.A.=GLY ANCHOR  
W.=WALL  
C.H.=CHORD  
R.=RADIUS  
TAN.=TANGENT  
U.T.=UNDERGROUND TELECOMMUNICATIONS LINE  
HOPE.=HIGH DENSITY POLYETHYLENE PIPE  
R.O.P.=RANGE OF PINS SET ARE 1/2" RE-BARS UNLESS OTHERWISE NOTED.  
BOL.=BOLLARD  
OCS.=OUTLET CONTROL STRUCTURE  
CP.=CALCULATED POINT  
B.=LIGHT POLE(E.G POWER FEED) OR SPOTLIGHT  
BFP.=BACK FLOW PREVENTER

C.B.=CATCH BASIN  
SWCB.=SINGLE WING CATCH BASIN  
DWCB.=DOUBLE WING CATCH BASIN  
J.B.=JUNCTION BOX  
D.I.=DROP INLET  
C.I.=CURB INLET  
Y.I.=YARD INLET  
H.W.=HEAD WALL  
C.M.P.=CORRUGATED METAL PIPE  
R.C.P.=REINFORCED CONCRETE PIPE  
D.I.P.=DUCTILE IRON PIPE  
D.E.=DRAINAGE EASEMENT  
S.S.M.H.=SANITARY SEWER MANHOLE  
S.S.E.=SANITARY SEWER EASEMENT  
F.H.=FIRE HYDRANT  
W.V.=WATER VALVE  
W.M.=WATER METER  
G.M.=GAS METER  
N/F.=NOW OR FORMERLY  
D.B.=DEED BOOK  
P.B.=PLAT BOOK  
PG.=PAGE  
C.M.F.=CONCRETE MONUMENT FOUND  
U.C.P.=UNDERGROUND POWER LINE

20 0 20 40 60  
SCALE: 1"=20'

LOT 28  
BLOCK A, UNIT THREE  
SUN VALLEY SUBDIVISION  
PLAT BOOK 38, PAGE 62

3137 WESLOCK CIRCLE

BOUNDARY SURVEY FOR:

KYLA OKOBAH

|                  |                 |
|------------------|-----------------|
| LAND LOT 86      | 15TH DISTRICT   |
| DEKALB, COUNTY   | GEORGIA         |
| SCALE 1" = 20'   | DATE 07/03/2023 |
| REVISIONS:       |                 |
| JOB NO. 023-0068 |                 |



255 RACETRACK ROAD, SUITE 33  
MCDONOUGH, GA 30252  
PH (770) 483-8471  
GRANT@BRCLANDSERVICES.COM

LEGAL DESCRIPTION  
LOT 28  
BLOCK A, UNIT THREE  
SUN VALLEY SUBDIVISION

All that tract or parcel of land lying and being in Land Lot 86 of the 15TH District of Dekalb County, Georgia, and being more particularly described as follows:

Commencing at the centerline intersection of Weslock Circle (60' R/W) and Corbin Avenue (60' R/W) running thence, South 53 degrees 41 minutes 39 seconds West a distance of 49.93 feet to a 1/2" rebar found on the South right-of-way of Weslock Circle, the Point of Beginning.

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Said tract of parcel containing 0.3150 acres (13,723 sq. ft).





## DeKalb County Parcel Map

0 0.00225 0.0045 0.009 0.0135 0.018 mi

Date Printed: 7/7/2023



### DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

Weslock Cir

15 086 05 081

78'

176'

3125

15 086 05 080

(26)

78'

176'

3131

15 086 05 079

(27)

78'

176'

3137

15 086 05 078

SUB

Dist 3

Super Dist 6

(28)

78'

176'

3143

15 086 05 077

(29)

78'

176'

3149

15 086 05 076

(30)

78'

1575'

15 085 02 030

