

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: Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: 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. 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: Pending.

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
3137 Westlock Circle

1. There shall be no on-street parking, loading, or unloading.
2. SLUP shall expire September 2025 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 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

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

STAFF ANALYSIS

Case No.:	SLUP-23-1246540	Agenda #: 2023-0871
Location/Address:	3137 Weslock Circle Decatur GA, 30034	Commission District: 03 Super District: 06
Parcel ID(s):	15-086-05-078	
Request:	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	
Property Owner(s):	Isioma Okabah	
Applicant/Agent:	Kyla Okabah	
Acreage:	0.31	
Existing Land Use:	Single family residential	
Surrounding Properties:	North: R-75 East: R-75 South: R-75 West: R-75	
Comprehensive Plan:	Suburban (SUB) <input checked="" type="checkbox"/>	Consistent <input type="checkbox"/> Inconsistent <input type="checkbox"/>

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.

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 September 2025, 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.



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL 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

8/15/2023

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.

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.

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.

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

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

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) 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.

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

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



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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

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**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

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) 6TH 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.

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 Record

Record Information

Additional Information

Attachments

Status

Confirmation

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

Approx. Footage

2884

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 home communities. 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 WEBLOCK CIR
DECATUR GA 30034
Address

Location Details

Property Address: 2117 Webblock Circle, Decatur, Georgia, 30034 Coordinates: 33.8845444, -84.2860775 Zoning District: 15B-district of DeKalb County Lot Size: .31 acres Property Type: Residential Surrounding Land Use: 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

Neighbor letter PCH Ind.pdf
Other related documents
Neighbor letter

This is the letter sent to surrounding properties within 500 feet

Letter sent for second meeting for Neighborhood Meeting, District 3

Pre-Application Conference Form - 2117 Webblock...
Other related documents
Pre-Application Conference Form

Memorandum Signed.pdf
Other related documents
Memorandum Signed

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

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

First Family Home Care

Type of Project

Current Planning

Submit a Similar Record

Submit a New Record

DeKalb County
GEORGIA

My Dashboard

Request Inspection

Lookup

Submit an Application or Re

1500 Commerce Drive Decatur, GA 30030-2711-2025

Contact: permit@dekalbcounty.ga.gov If you have issues using this site.

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. 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. 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**

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.

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)

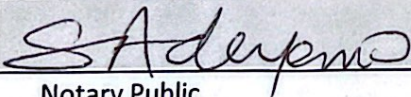
Name of owners(s) (If more than one owner, attach a separate sheet)

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

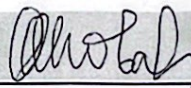
KYLA OKOBAH

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
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

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

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 15 ONE (1) OF 18
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.

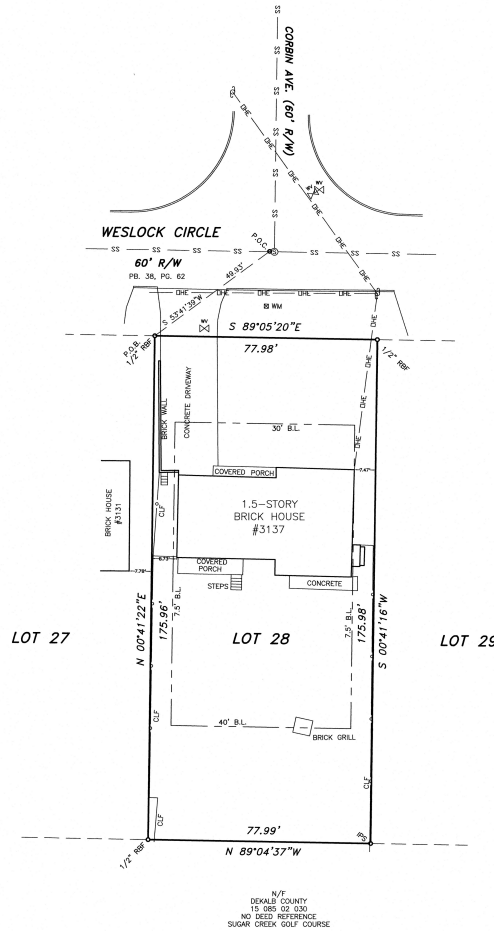
THENCE, along the South right-of-way of Weslock Circle, South 89 degrees 05 minutes 20 seconds East for a distance of 77.98 feet to a 1/2" rebar found;

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.

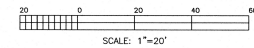
Said tract of parcel containing 0.3150 acres (13,723 sq. ft).



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.L.=OVERHEAD LINES
P.P.=POWER POLE
U.P.=UTILITY POLE
G.A.=GUY ANCHOR
W.=WIRE
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.=CUBB 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



LOT 28
BLOCK A, UNIT THREE
SUN VALLEY SUBDIVISION
PLAT 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.

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 175.98 to a 1/2" rebar set;

THENCE, North 89 degrees 04 minutes 37seconds 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).



DeKalb County Parcel Map



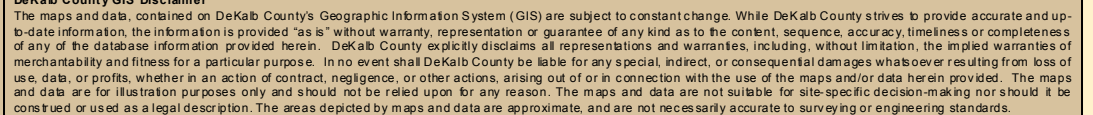
Date Printed: 7/7/2023



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.

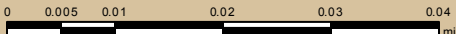
This aerial map shows a residential street layout with the following details:

- Streets:**
 - Weslock Cir:** Light blue street at the top.
 - Green Street:** Bright green street at the bottom.
- Lot Dimensions:**
 - Top width: 78' (repeated 5 times)
 - Left height: 176' (repeated 5 times)
 - Bottom width: 78' (repeated 5 times), followed by a large 1575' segment on the right.
- Lot Numbers and Addresses:**
 - Top left: 15 086 05 081
 - Lot (26): 3125, 15 086 05 080
 - Lot (27): 3131, 15 086 05 079
 - Lot (28): 3137, 15 086 05 078
 - Lot (29): 3143, 15 086 05 077
 - Lot (30): 3149, 15 086 05 076
 - Bottom center: 15 085 02 030
- Other Features:**
 - A large grey 'A' shape is overlaid on Lot (27).
 - Lot (28) is highlighted with a red border.
 - Text labels on Lot (28): 'SUB' in red, 'Dist 3' in blue, and 'Super Dist 6' in orange.





DeKalb County Parcel Map



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.