

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of Ashley Denis for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) persons in the R-85 (Residential Medium Lot) zoning district, at 2056 Tudor Castle Circle.

PETITION NO: N8-2023-1433 SLUP-24-1246750

PROPOSED USE: Personal care home, up to six (6) persons.

LOCATION: 2056 Tudor Castle Circle, Decatur, Georgia 30035.

PARCEL NO. : 15-159-09-064

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Ashley Denis for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) persons in the R-85 (Residential Medium Lot) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: Denial.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Two-Cycle Deferral.

STAFF ANALYSIS: The application for a Special Land Use Permit (SLUP) at 2056 Tudor Castle Circle seeks approval for a personal care home accommodating up to six elderly adults within the Suburban (SUB) future land use character area and R-85 (Residential Medium Lot-85) Zoning District. The location has previously been operational housing up to three (3) residents. The property is 0.52-acres with a 3,128 square foot house which may be able to accommodate six residents. The applicant has provided a floor plan that shows six bedrooms and two and a half bathrooms, one being fully ADA compliant. Applicant has also shared video showing current conditions which show compliance to ADA needs. The public street and ingress/egress points seem sufficient, with personal care homes typically not expected to substantially increase traffic. The proposal appears inconsistent with supplemental use regulations, particularly 27-4.2.41 (B) (2), which states, "Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport, and must comply with any applicable requirements in article 6." The site plan submitted by the applicant shows four parking spaces, yet they are located on the front grass lawn. There may be space in the driveway to park cars needed which may be considered sufficient for the proposed use. The next supplemental use regulation requires that no other personal care homes be operational within 1,000 feet of the site. There may be a personal care home located approximately 650 feet away at 5181 Covington Highway, but it is currently unclear if it is in operation. This has not been addressed by the applicant. Otherwise, the proposed use appears well-suited to adjacent properties and land uses, minimizing anticipated adverse impacts on traffic, noise, and other disturbances. Concerns regarding distance from the nearby personal care home and parking compliance need addressing. The proposed use otherwise aligns with community needs and the goals of SUB (suburban) land use, contributing to the housing shortage crisis by offering additional housing options for seniors. Community Council recommended denial 7-1-0 on account of neighbor comments addressing concerns of traffic and noise nuisances in addition to parking concerns. Therefore,

based on review of Section 7.4.6., staff recommends a “Two-Cycle Deferral to the May 2024 zoning agenda” to allow the applicant sufficient time to provide information addressing these concerns.

PLANNING COMMISSION VOTE: Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Denial 7-1-0.

DeKalb County Department of Planning & Sustainability

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

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

Planning Commission Hearing Date: January 9, 2024

Board of Commissioners Hearing Date: January 25, 2024

STAFF ANALYSIS

Case No.:	SLUP-24-1246750	Agenda #: 2023-1433
Location/Address:	2056 Tudor Castle Circle, Decatur, GA 30035	Commission District: 05 Super District: 07
Parcel ID(s):	15 159 09 064	
Request:	Special Land Use Permit to operate a personal care home for up to six (6) individuals within an R-85 (Residential Medium Lot-85) Zoning District	
Property Owner(s):	Ashley Denis	
Applicant/Agent:	Ashley Denis	
Acreage:	0.52	
Existing Land Use:	Single family residential	
Surrounding Properties:	North: R-85 East: R-85 South: R-85 West: R-85	
Comprehensive Plan:	Suburban (SUB) <input type="checkbox"/> Consistent	<input checked="" type="checkbox"/> Inconsistent

Staff Recommendation: Two-Cycle Deferral

The application for a Special Land Use Permit (SLUP) at 2056 Tudor Castle Circle seeks approval for a personal care home accommodating up to six elderly adults within the Suburban (SUB) future land use character area and R-85 (Residential Medium Lot-85) Zoning District. The location has previously been operational housing up to three (3) residents. The property is 0.52-acres with a 3,128 square foot house which may be able to accommodate six residents. The applicant has provided a floor plan that shows six bedrooms and two and a half bathrooms, one being fully ADA compliant. Applicant has also shared video showing current conditions which show compliance to ADA needs.

The public street and ingress/egress points seem sufficient, with personal care homes typically not expected to substantially increase traffic. The proposal appears inconsistent with supplemental use regulations, particularly 27-4.2.41 (B) (2), which states, "Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport, and must comply with any applicable requirements in article 6." The site plan submitted by the applicant shows four parking spaces yet they are located on the front grass lawn. There may be space in the driveway to park cars needed which may be considered sufficient for the proposed use.

The next supplemental use regulation requires that no other personal care homes be operational within 1,000 feet of the site. There may be a personal care home located approximately 650 feet away at 5181 Covington Highway but it is currently unclear if it is in operation. This has not been addressed by the applicant. Otherwise, the proposed use appears well-suited to adjacent properties and land uses, minimizing anticipated adverse impacts on traffic, noise, and other disturbances.

Concerns regarding distance from the nearby personal care home and parking compliance need addressing. The proposed use otherwise aligns with community needs and the goals of SUB (suburban) land use, contributing to the housing shortage crisis by offering additional housing options for seniors. Community Council recommended denial 7-1-0 on account of neighbor comments addressing concerns of traffic and noise nuisances in addition to parking concerns.

Therefore, based on review of Section 7.4.6., staff recommends a two-cycle deferral to allow the applicant sufficient time to provide information addressing these concerns.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

- ☒ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- ☒ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
- ☒ 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - ☒ A. **Application form** with name and address of applicant and owner, and address of subject property;
 - ☒ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - ☒ C. **Letter of application and impact analysis**
 - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - ☒ D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - ☒ E. **Campaign disclosure statement** (required by State law).
 - ☒ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
 - ☒ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - ☒ a. complete boundaries of subject property;
 - ☒ b. dimensioned access points and vehicular circulation drives;
 - ☒ c. location of all existing and proposed buildings, structures, setbacks and parking;
 - ☒ d. location of 100 year floodplain and any streams;
 - ☒ e. notation of the total acreage or square footage of the subject property;
 - ☒ f. landscaping, tree removal and replacement, buffer(s); and
 - ☒ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - ☒ H. **Reduced Site Plan**, reduced to 8.5" x 11".
 - ☒ I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - ☒ J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - ☒ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 11/02/2023

Application No: _____

APPLICANT NAME: Ashley Denis

Daytime Phone: (772) 812-9170 E-Mail: ashleycdenis@gmail.com

Mailing Address: 2056 Tudor Castle Circle, Decatur, Georgia 30035

Owner Name: Ashley Denis

(If more than one owner, attach contact information for each owner)

Daytime Phone: (772) 812-9170 E-Mail: ashleycdenis@gmail.com

Mailing Address: 2056 Tudor Castle Circle, Decatur, Georgia 30035

SUBJECT PROPERTY ADDRESS OR LOCATION: 2056 Tudor Castle Circle,

Decatur, Georgia 30035 DeKalb County, GA, _____

Parcel ID: 15 159 09 064 Acreage or Square Feet: 3128 Commission Districts 5 & 7

Existing Zoning: R-85 Proposed Special Land Use (SLUP) _____

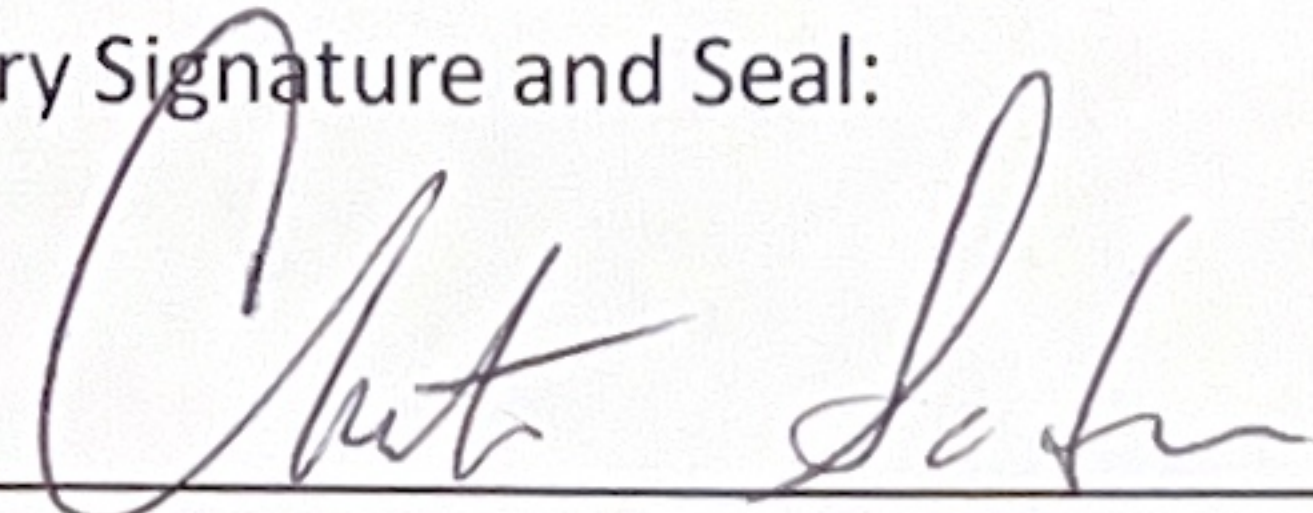
Personal Care Home for up to 6 individuals

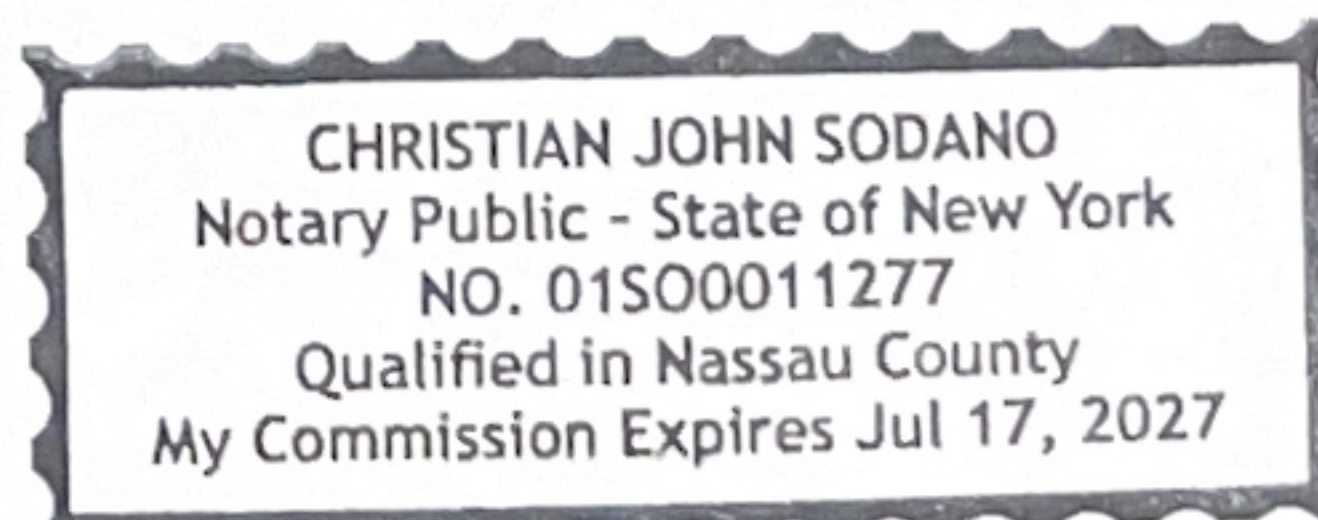
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: X Agent: _____ Signature of Applicant AD Denis

Printed Name of Applicant: Ashley Denis

Notary Signature and Seal:





DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land use and other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic-carrying capacity), and utilities to serve the use contemplated.
- D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular reference to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings, and whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height.
- L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: _____

TO WHOM IT MAY CONCERN:

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

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

Name of Agent or Representative

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

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each Special Land Use Permit application as follows:

SPECIAL LAND USE PERMIT

\$400.00

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred "full cycle" do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.

ADDITIONAL CRITERIA FOR SPECIFIED USES

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
 - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
 - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
 - 3. Whether or not the applicant meets the requirements of the county's noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

DEPARTMENT OF PLANNING & SUSTAINABILITY

1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
 2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
 4. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. *Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.*
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
 - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
 - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
 - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
 - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
 2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.

DEPARTMENT OF PLANNING & SUSTAINABILITY

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) ☒ New Business _____ Existing Business _____. If the SLUP is for an existing business please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes _____ No _____
If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes _____ No _____
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following:
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Interim Director
Cedric Hudson

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

EMAIL COMPLETED PACKET IN ONE (1) PDF to PLANNER

1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Pre-Application form (to be completed in pre-application meeting). Please email lahill@dekalbcountyga.gov for appointment.

2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (meeting notice and sign in sheets). Letter(s) from homeowners' association(s) may also be provided.

3. Submit: **Application** - Submit 1 complete, combined PDF version via email or flash drive. Please assemble materials in the following order:

A. Application form with name and address of applicant and owner, and address of subject property;

B. Pre-submittal community meeting notice and sign-in sheet and other documentation of meeting, if any;

C. Letter of application and impact analysis

1. Letter of application identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g., floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.

2. Impact analysis of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.

D. Authorization Form, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.

E. Campaign disclosure statement (required by State law).

F. Legal boundary survey of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*

G. Site Plan, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following

- boundaries of subject property;
- dimensioned access points and vehicular circulation drives;
- location of all existing and proposed buildings, structures, setbacks and parking;
- location of 100-year floodplain and any streams;
- notation of the total acreage or square footage of the subject property;
- landscaping, tree removal and replacement, buffer(s); and
- site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.

H. Written Legal Description of metes and bounds of the subject property (can be printed on site plan or survey).

I. Building Form Information. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.

J. Completed, signed Pre-application Form (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Ashley Denis

Daytime Phone: _____ E-Mail: _____

Mailing Address: _____

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

Daytime Phone: _____ E-Mail: _____

Mailing Address: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: _____

_____ DeKalb County, GA _____

Parcel ID: _____ Acreage or Square Feet: _____ Commission Districts: _____

Existing Zoning: _____ 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: _____

Signature of Applicant:

Ashley Denis

DEPARTMENT OF PLANNING & SUSTAINABILITY

IMPACT ANALYSIS

Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, transitional buffer zones, and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.
- C. Adequacy of public services, public (or private) facilities, and utilities to serve the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.
- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.
- H. Whether the proposed use is consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan.
- I. Whether there is adequate provision of refuse and service areas.
- J. Whether the length of time for which the special land use permit is granted should be limited in duration.
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings; and whether the proposed use will create any shadow impact on any adjoining lot or building as a result of the proposed building height.
- L. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.
- M. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit.
- N. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, as expressed and evidenced during the review process.

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: _____

TO WHOM IT MAY CONCERN:

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

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

Name of Agent or Representative

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

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

FILING FEES

At the time of submittal, a filing fee shall accompany each Special Land Use Permit application as follows:

SPECIAL LAND USE PERMIT \$400.00

Applications for non-contiguous property (separated by a street) must be filed separately. A separate fee will be charged for each application. Applications deferred “full cycle” do not require additional fees. An application that is withdrawn and later re-filed will be treated as a new case and will require a new fee.

ADDITIONAL CRITERIA FOR SPECIFIED USES

No application for a special land use permit for the uses specified below shall be granted by the board of commissioners unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

- A. *Telecommunications towers and antennas.* In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the board of commissioners shall comply with and apply the requirements of section 4.2.57.
- B. *Mine, mining operation, gravel pit, quarry, or sand pit.* In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the board of commissioners shall also consider each of the following criteria:
 - 1. Whether the type and volume of traffic associated with such use will cause congestion in the streets and will create noise and vibration along streets used for residential purposes or adjacent to activity centers.
 - 2. Whether the applicant has provided a soil erosion control plan and a reuse or reclamation plan which meets the requirements of DeKalb County and of the Georgia Surface Mining Act, O.C.G.A. § 12-4-70, et seq., as amended, and the Rules of Department of Natural Resources, Chapter 391- 3-3, as amended.
 - 3. Whether or not the applicant meets the requirements of the county’s noise ordinance.
- C. *Child day care facility.* In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

DEPARTMENT OF PLANNING & SUSTAINABILITY

1. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use.
 2. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility.
 3. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.
- D. Biomedical waste disposal facilities, disposal facilities, landfills, county solid waste disposal facilities, county solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials.
1. In determining whether to authorize a special land use permit for a biomedical waste disposal facility, disposal facility, landfill, county solid waste disposal facility, county solid waste landfill, private industry solid waste disposal facility, solid waste handling facility, solid waste thermal treatment technology facility, or disposal facility for hazardous and/or toxic materials including radioactive materials, the board of commissioners shall also consider each of the following criteria:
 - a. Whether the proposed use does not pose any potential negative impact resulting from air pollution, degradation of soil and/or water quality, noise, odor, or other negative environmental effects.
 - b. Whether the proposed use will not have a significant deleterious effect on use of land and value of existing housing in adjacent and nearby neighborhoods.
 - c. Whether the proposed use will not create a negative traffic impact on any adjacent or nearby residential street(s) resulting from truck and other vehicular traffic associated with the facility.
 - d. Whether the proposed use does not represent an over-concentration of such uses in the area.
 2. An assessment shall be prepared by the DeKalb County sanitation division regarding item 1.d above.

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

1. Is the requested SLUP for a new business or an existing business? (Please check only one) New Business ☒ Existing Business _____. If the SLUP is for an existing business, please answer question Nos. 2 - 5.
2. Does this Business have a current Business License? Yes _____ No _____ If yes, provide a copy of current business license.
3. Has this business ever been operated without a Business License? Yes _____ No _____
If yes, how long did the business operate without a business license? _____
4. Has this business received a citation for any of the following:
 - a. Life safety violations such as pyrotechnics, overcrowding, inadequate ingress/egress operating beyond the permitted hours of operation.
 - b. Construction (major/minor renovation, alteration and addition) without a valid DeKalb County permit.
 - c. Business closure and renovation without surrendering license to State and County as required by State law.
 - d. Change of business name, ownership, or use without DeKalb County approval.
 - e. No valid Certificate of Occupancy issued by DeKalb County
 - f. Violation of operating hours of the Zoning ordinance or Alcohol Ordinance.
 - g. Lack of proof of residency under DeKalb County. Any person who holds a liquor license in DeKalb County is required under DeKalb County law to be a resident of DeKalb County.
5. If one or more of the citations mentioned in No. 4 have been issued, please provide copies of summons and citations and summary of court decision or resolution.

Submittal of a fraudulent application is a violation of DeKalb County and State law.

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

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

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

Yes _____ No _____ *

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

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

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

Notary



Signature of Applicant /Date

Check one: Owner ☒ Agent ☐

Expiration Date/ Seal

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

After recording, return to:

Katz Durell, LLC

6065 Roswell Road, Suite 880

Atlanta, GA 30328

File Number: GA2023-0832-A0

Parcel ID: 15 159 09 064

----- [Space Above This Line For Recording Data] -----

LIMITED WARRANTY DEED

**STATE OF GEORGIA
COUNTY OF FULTON**

THIS INDENTURE is effective the **30th day of June, 2023**, between **LakLak LLC**, as party or parties of the first part, hereinafter called Grantor, and **Ashley C. Denis**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH THAT Grantor, for and in consideration of the sum of Ten & 00/100 U.S. Dollars (U.S. \$10.00) and other valuable consideration, in hand paid at and before the sealing and delivery of these presents, the sufficiency and receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto Grantee:

All that tract or parcel of land lying and being in **DeKalb County, Georgia** commonly known as **2056 Tudor Castle Circle, Decatur, GA 30035-2154** and being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 159 of the 15th District of DeKalb County, Georgia, being Lot 3, Block M of the Kings Ridge Subdivision, Unit Nine, as per plat recorded in Plat Book 61, Page 30, DeKalb County, Georgia Records, which plat is incorporated herein and made a part hereof by reference.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under said Grantor, but not otherwise.

[SIGNATURES ON FOLLOWING PAGE]



Ertha New # Cna At Interim
Voicemail

6m ago



Sule's Helping Hands




Billie Williams



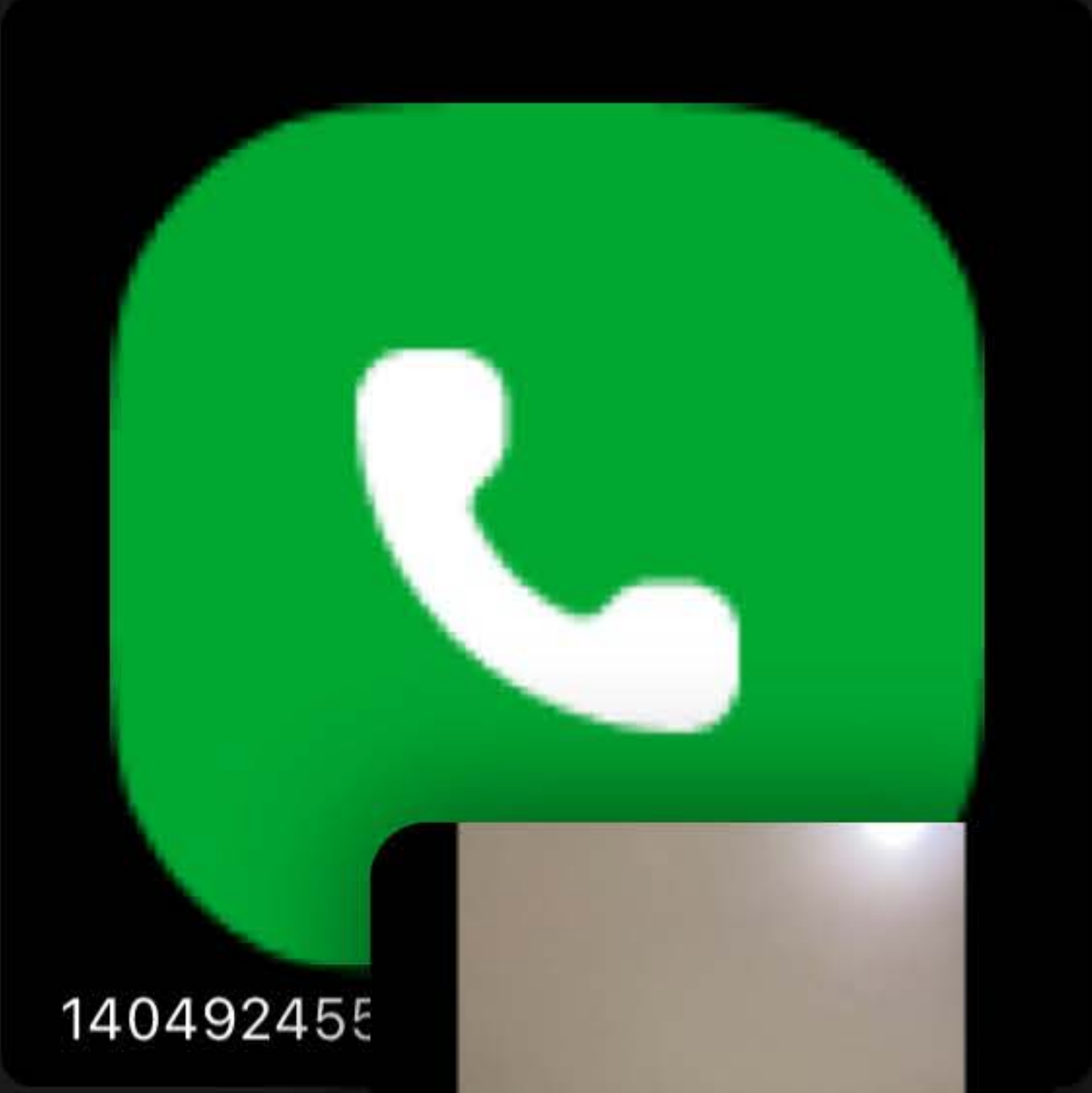
 Rosalyn



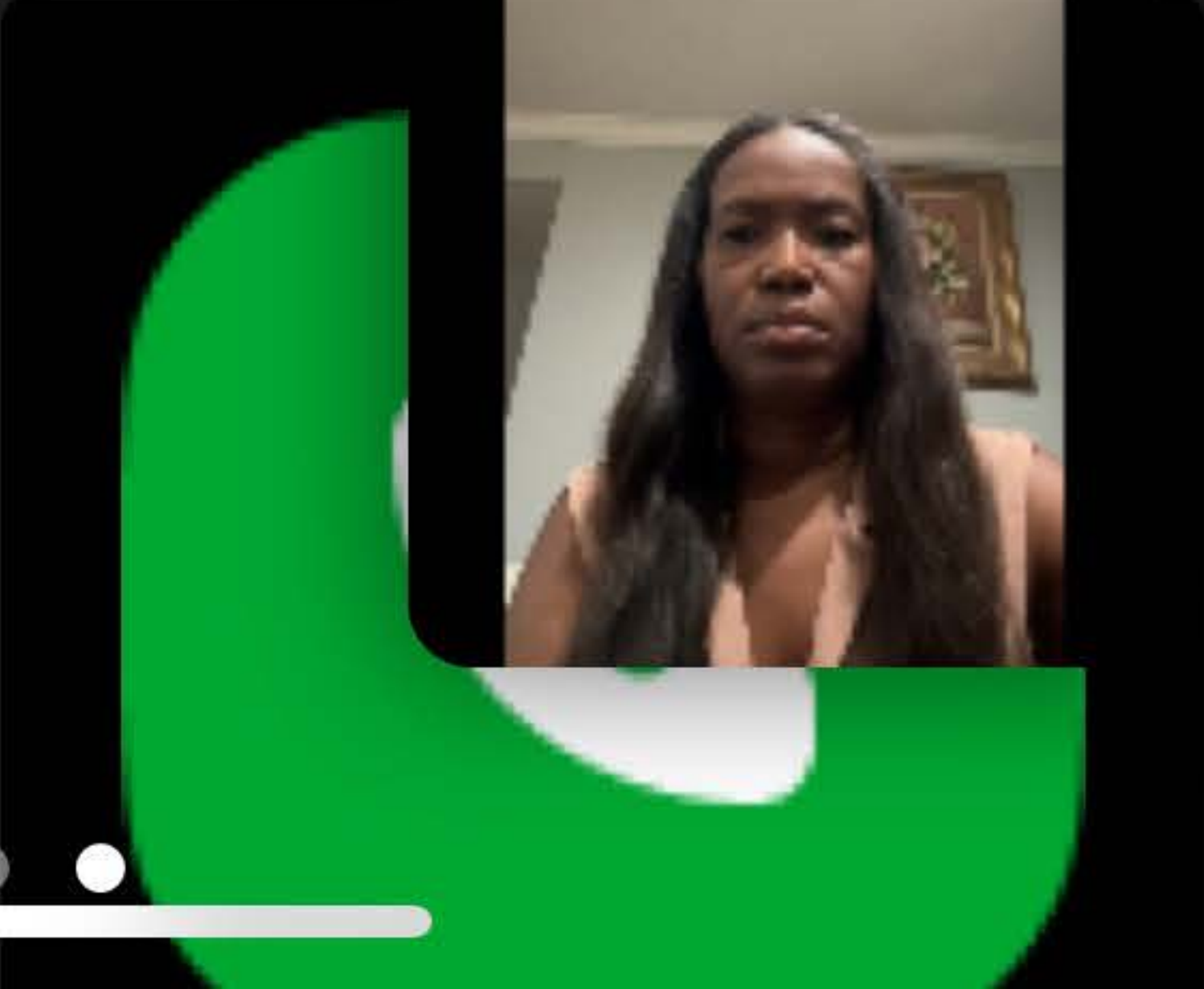
 L Smith

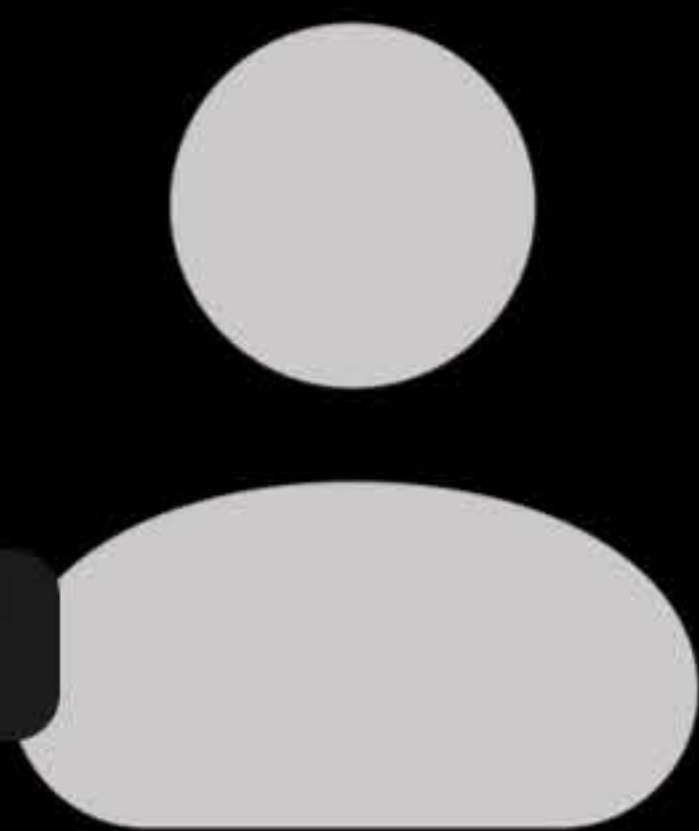


iPhone



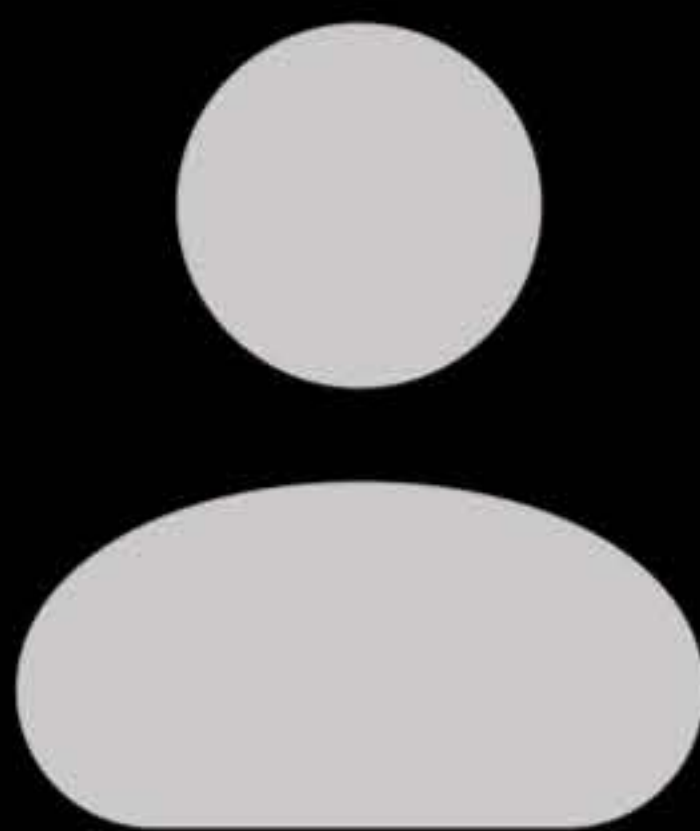
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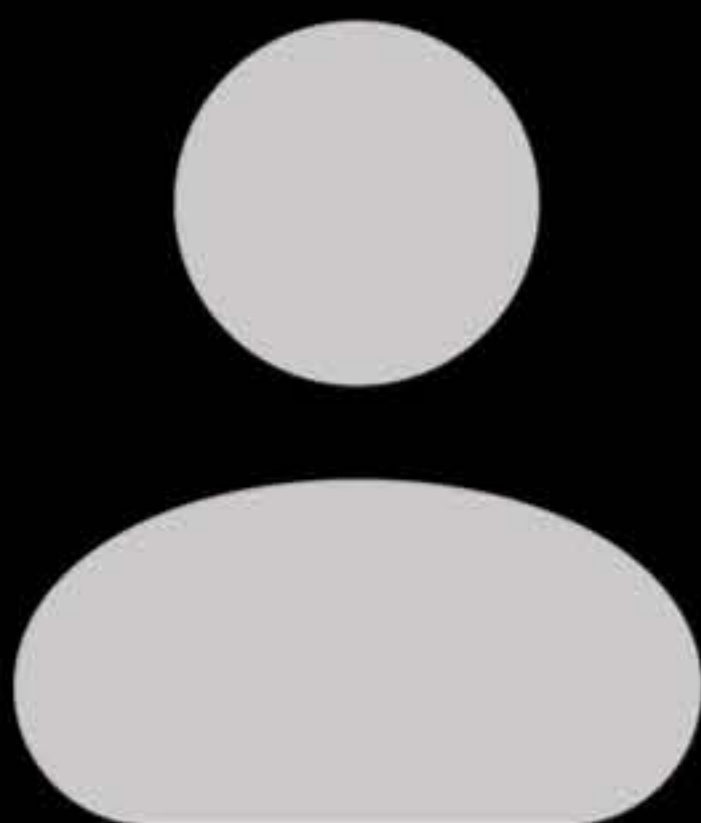



REC

Billie Williams



 Rosalyn



 L Smith



14049245527



14042161433



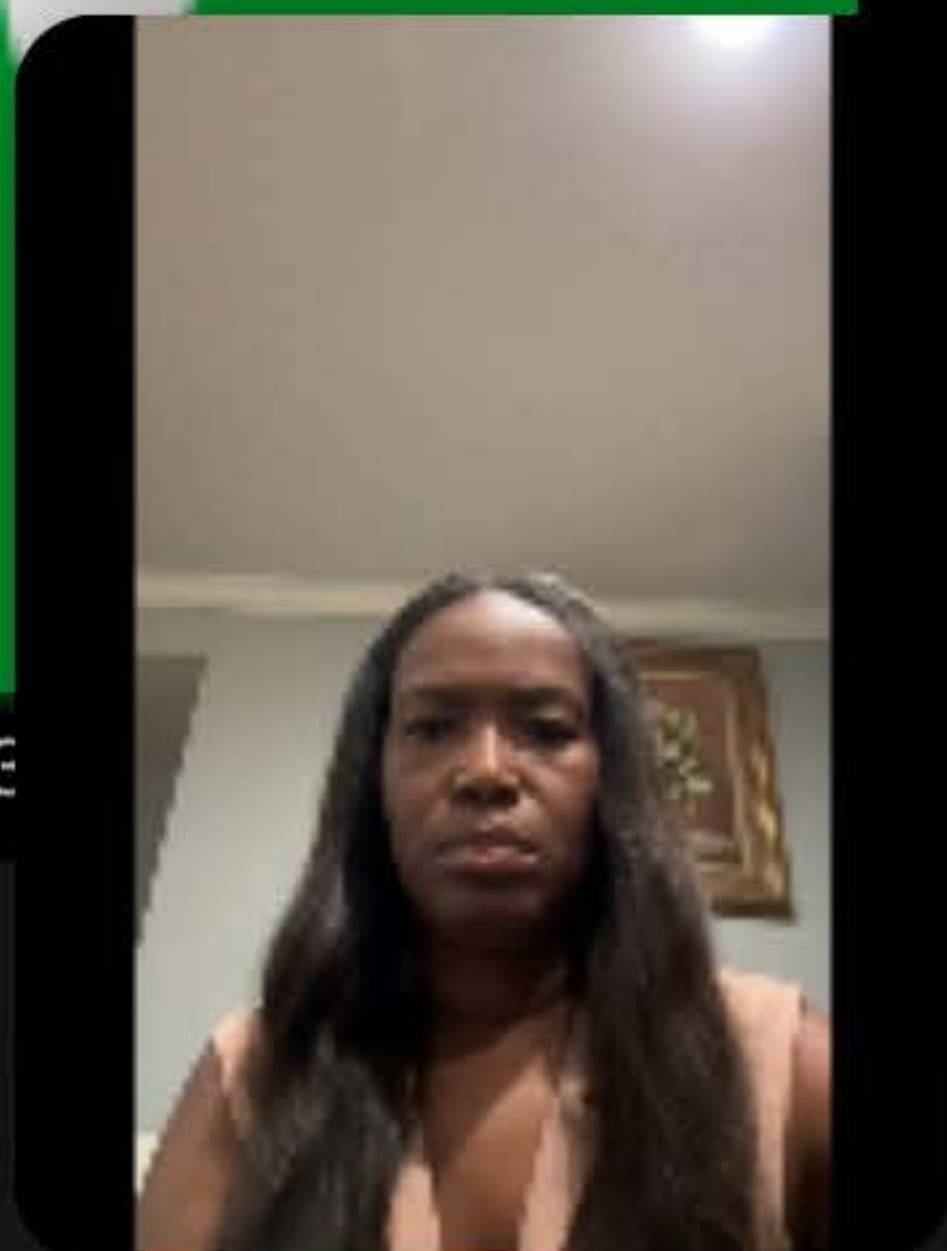
17709815690



14046555135



140445733



Dear Dekalb County Zoning,

I am writing to formally apply for a zoning classification modification for a proposed personal care home. I kindly request that the zoning classification for the property located at 2056 Tudor Castle Circle, Decatur, Georgia 30035 be changed to allow for the establishment of a 24-hour personal care home. The purpose of this letter is to provide the necessary information and rationale for this request.

A) Proposed Zoning Classification:

The proposed zoning classification for the property at 2056 Tudor Castle Circle, Decatur, Georgia 30035 is to be changed from its current classification to "Residential Care Facility" in accordance with the local zoning regulations.

B) Reason for the Rezoning Request:

The reason for the rezoning request is to meet the growing demand for personal care homes within our community. With the aging population, there is an increasing need for high-quality, 24-hour care facilities. Our organization, Sule's Helping Hands, is committed to providing compassionate, professional, and personalized care services to individuals who require assistance with their daily activities and health needs.

C) Existing and Proposed Use of the Property:

The existing use of the property is as a residential building. We intend to convert this property into a 24-hour personal care home that caters to individuals in need of assisted living services. The proposed use of the property is to operate a personal care home, which will include six (6) bedrooms for residents.

D) Detailed Characteristics of the Proposed Use:

- Total floor area: 3,128 sqft
- Height of the building(s): 17.5
- Number of units: Six (6) bedrooms for residents
- Mix of unit types: Each bedroom is designed to accommodate one resident.
- Number of employees: We anticipate employing 4 qualified healthcare professionals and support staff to ensure the safety and well-being of our residents.

- Manner and hours of operation: The personal care home will operate 24 hours a day, seven days a week, to provide round-the-clock care and supervision for our residents.

We are committed to adhering to all zoning regulations, building codes, and safety standards to ensure the well-being of our residents and the harmony of our facility within the community.

We kindly request that you consider our application for rezoning and provide us with guidance on the steps and requirements for the rezoning process. We are also ready to collaborate with the City Zoning Department to address any questions or concerns that may arise during the review process.

Thank you for your time and consideration. If you require any additional information or have any questions, please do not hesitate to contact me at (772) 812-9170 or ashleycdenis@gmail.com.

Sincerely,

Ashley Denis

Sule's Helping Hands LLC

**Impact Analysis of Proposed Use and Rezoning on Surrounding Properties - DeKalb
County Zoning Ordinance (Article 7.3)**

In accordance with the DeKalb County Zoning Ordinance, Article 7.3, we have conducted a comprehensive impact analysis to evaluate the anticipated impact of the proposed use and rezoning for a 24-hour personal care home with six bedrooms and a 17.5-foot building height on the surrounding properties. The analysis considers the specific standards and factors outlined in the ordinance.

A. Adequacy of Site Size and Compliance with Zoning Requirements:

Positive Impact: The proposed site is adequately sized to accommodate the personal care home while providing all required yards, open space, off-street parking, and transitional buffer zones as per the zoning district's regulations. This ensures compliance with the ordinance's site adequacy standards.

B. Compatibility with Adjacent Properties and Land Use:

Positive Impact: The personal care home's proposed use aligns with the surrounding residential properties and land use. It is not anticipated to create adverse impacts on adjacent properties in terms of traffic volume, congestion, noise, smoke, odor, dust, or vibration. The facility will be designed to minimize potential disturbances.

C. Adequacy of Public Services and Facilities:

Neutral Impact: The proposed use will necessitate access to public services, facilities, and utilities. Adequate provision of these services will be required to meet the needs of the personal care home. Compliance with this standard will ensure that public services are adequate for the contemplated use.

D. Adequacy of Public Streets:

Positive Impact: The location of the personal care home is accessible via existing public streets with sufficient traffic-carrying capacity. The proposed use is not expected to unduly increase traffic or create congestion in the area, aligning with zoning standards.

E. Ingress and Egress Adequacy:

Positive Impact: The proposed ingress and egress to the subject property and proposed buildings have been designed with particular reference to pedestrian and automotive safety and convenience. Traffic flow and control will be considered, ensuring safe access, including in the event of emergencies.

F. Impact of Manner and Hours of Operation:

Positive Impact: The personal care home's manner and hours of operation are consistent with the needs of the neighborhood and will not create adverse impacts on adjacent land uses. The facility's 24-hour operation is aligned with its purpose and is not expected to disrupt the community.

G. Consistency with Zoning District Classification:

Positive Impact: The proposed use is consistent with the zoning district classification in which it is to be located. It aligns with the local regulations and standards, ensuring compliance with zoning requirements.

H. Consistency with Comprehensive Plan:

Positive Impact: The proposed use is consistent with the policies of the comprehensive plan, which supports providing services for vulnerable individuals within the community. It contributes positively to the overall objectives of the comprehensive plan.

I. Provision of Refuse and Service Areas:

Positive Impact: Adequate provision of refuse and service areas is part of the planning for the personal care home, ensuring proper waste management and service accessibility.

J. Duration of Special Land Use Permit:

To Be Determined: The length of time for which the special land use permit should be granted is a decision that will be determined during the permitting process, in accordance with the zoning ordinance.

K. Size and Scale of Proposed Buildings:

Positive Impact: The size, scale, and massing of the proposed buildings are appropriate for the subject property and are designed to fit harmoniously within the context of adjacent and nearby lots and buildings. The proposed building height of 17.5 is consistent with local regulations, minimizing any potential shadow impacts.

L. Historic Impact:

Neutral Impact: The proposed plan does not involve historic buildings, sites, districts, or archaeological resources. Therefore, it is not expected to adversely affect historical or archaeological resources.

M. Compliance with Supplemental Regulations:

Positive Impact: The proposed use will satisfy the requirements contained within the Supplemental Regulations for such a special land use permit, ensuring full compliance with relevant zoning regulations.

N. Consistency with Neighborhood and Community Needs:

Positive Impact: The proposed use is consistent with the needs of the neighborhood and the community as a whole. It is compatible with the neighborhood, aligning with the overall

objectives of the comprehensive plan and contributing positively to the well-being of the community.

In conclusion, the proposed use and rezoning for a 24-hour personal care home aligns with the specific standards and factors outlined in Article 7.3 of the DeKalb County Zoning Ordinance. The anticipated impacts on the surrounding properties are generally positive or neutral, ensuring compliance with the zoning regulations and fostering a harmonious coexistence with the neighboring properties. Continued collaboration with the local community and stakeholders will be essential to address any specific concerns and ensure transparency throughout the development and operation of the personal care home.

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0152J EFFECTIVE DATE: 05/16/2013
ZONE 'X'

CURVE RADIUS LENGTH CHORD CH.BEARING
C1 166.05' 34.66' 34.60' N 31°42'59"W

- * L E G E N D *
- NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
- AKA ALSO KNOWN AS
APD AS PER DEED
APP AS PER PLAT
BSL BUILDING (SETBACK) LINE
CP COMPUTED POINT
CTP CRIMP TOP PIPE FOUND
D DEED (BOOK/PAGE)
DW DRIVEWAY
EP EDGE OF PAVEMENT
FFE FINISH FLOOR ELEVATION
FKA FORMERLY KNOWN AS
IPF IRON PIN FOUND
L ARC LENGTH
LL LAND LOT
LLL LAND LOT LINE
N NEIGHBOR'S

N/F NOW OR FORMERLY
NAIL NAIL FOUND
P PLAT (BOOK/PAGE)
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R RADIUS LENGTH
R/W RIGHT-OF-WAY
RBF REINFORCING BAR FOUND
(1/2" UNO)
RBS 1/2" REINFORCING BAR SET
SW SIDEWALK
SSE SANITARY SEWER EASEMENT
SSCO SANITARY SEWER CLEANOUT
-X- FENCE LINE
CB CATCH BASIN
SWCB STORM WATER CATCH BASIN
WALL

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE. NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

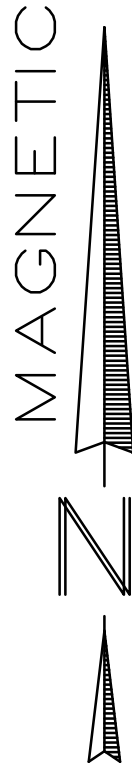
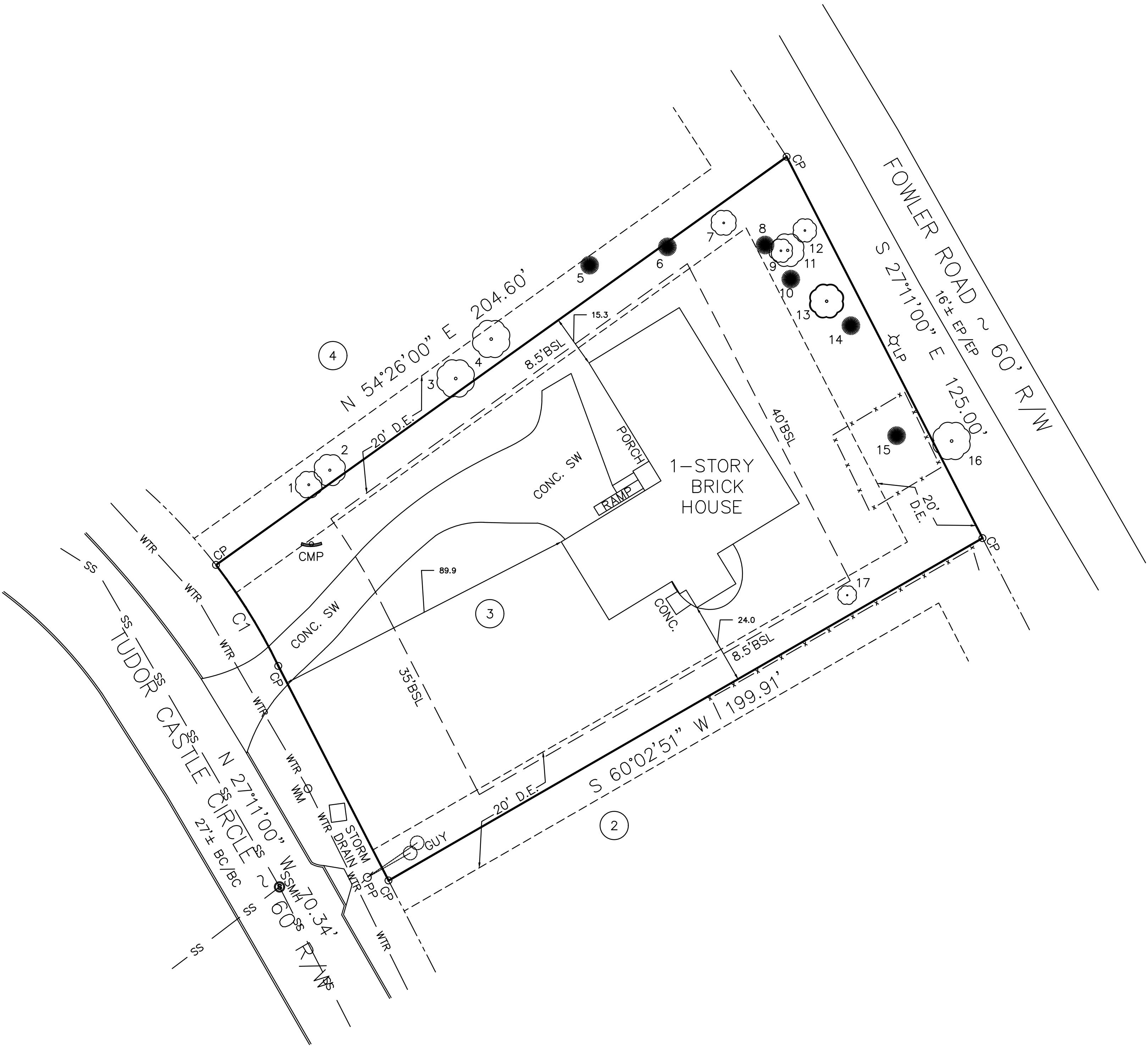
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TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, I.E. SEWER, STORM, GAS, WATER, ETC., HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.



TREE TABLE		
TR.NO.	DIAMETER	TYPE
1	17	OAK
2	20	OAK
3	26	OAK
4	35	OAK
5	15	PINE
6	19	PINE
7	16	PINE
8	19	PINE
9	15	OAK
10	16	PINE
11	21	OAK
12	15	OAK
13	22X21	OAK
14	14	PINE
15	17	PINE
16	25	OAK
17	12	OAK

IMPERVIOUS (IN SQUARE FEET)	
HOUSE	3128
CONCRETE	138
CONC . DW	2056
RAMP	44
PORCH	37
WALL	4
TOTAL IMPERVIOUS	5407

PROPERTY ADDRESS:
2056 TUDOR CASTLE CIR,
DECATUR, GA 30035

LAND AREA:
23,013 SF
0.52 AC

IMPERVIOUS AREA:
EXIST= 5407 SF= 23.5%

ZONING: R-85

0 20
SCALE 1" = 20'

PLAT PREPARED FOR:
2056 TUDOR CASTLE CIRCLE

LOT 3 BLOCK M UNIT 9 KINGS RIDGE SUBDIVISION

LAND LOT 159 15th DISTRICT PARCEL ID: 15 159 09 064 BY:

DeKALB COUNTY, GEORGIA FIELD DATE: 10-10-2023 NH

DRAWN DATE: 10-12-2023 AE

REFERENCE: PLAT BOOK 61, PAGE 30
REFERENCE: DEED BOOK 30981, PAGE 534
ALL MATTERS OF TITLE ARE EXCEPTED. NOT TO BE RECORDED UNLESS USED TO CONVEY PROPERTY.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 10,000+ FEET, AN ANGULAR ERROR OF +/-1 SECOND PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 30,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

SURVEY SYSTEMS ATLANTA
660 LAKE DR, SW, SNELLVILLE, GA 30039
COA #LSF000867, JOB BORDERS@SURVEYSATLANTA.COM
CELL 678-591-6064 ~ OFFICE 404-760-0010

FLOOD HAZARD STATEMENT

I HAVE THIS DATE, EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13089C0152J

EFFECTIVE DATE: 05/16/2013

ZONE 'X'

NOTES:

NO WATERS OF THE STATE OR FLOOD ZONES WITHIN 200 FEET OF SUBJECT PROPERTY

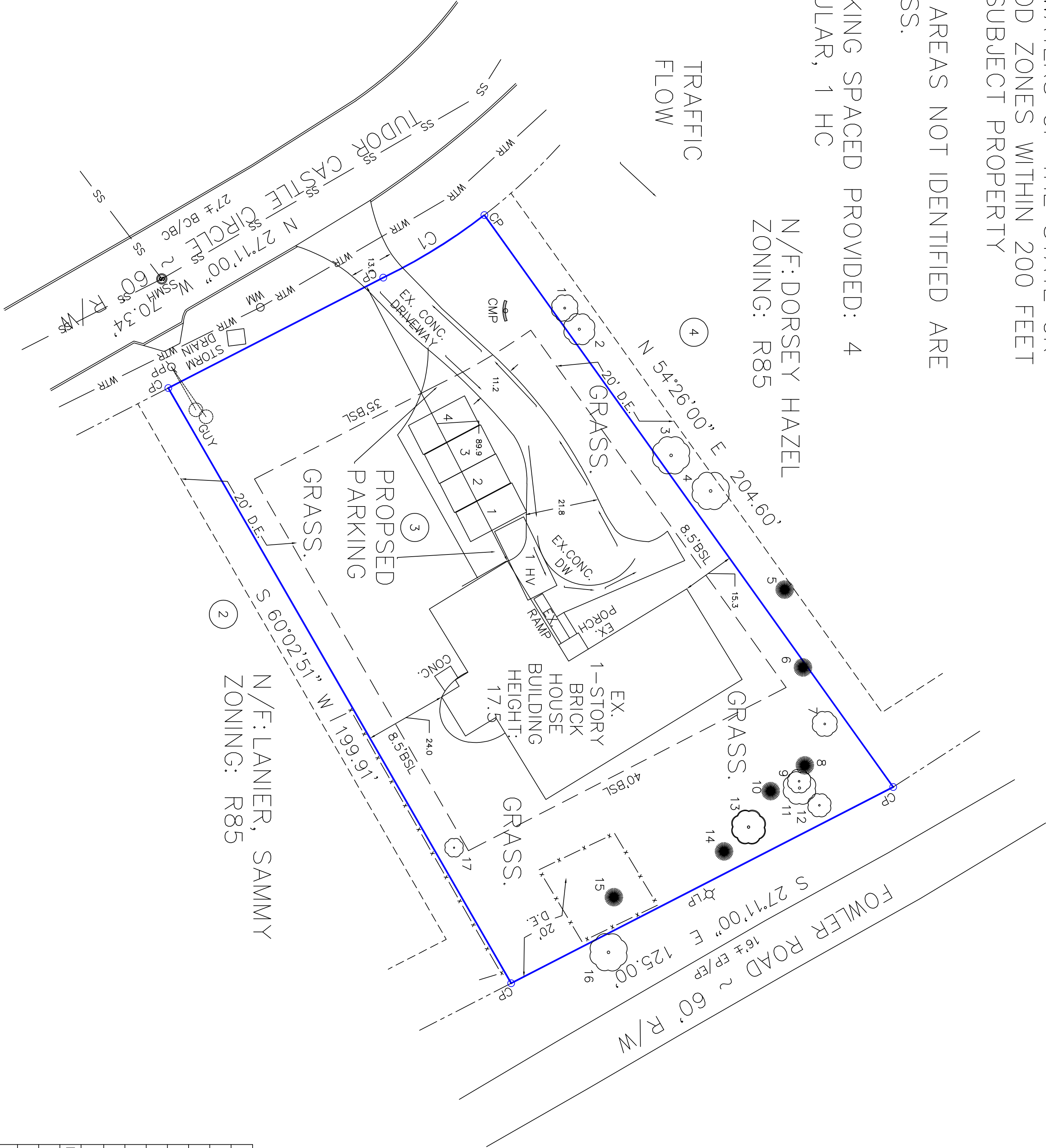
ALL AREAS NOT IDENTIFIED ARE GRASS.

PARKING SPACED PROVIDED: 4 REGULAR, 1 HC

N/F: DORSEY HAZEL
ZONING: R85

TRAFFIC
FLOW

N/F: LANIER, SAMMY
ZONING: R85



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	166.05'	34.66'	34.60'	N 31°42'59"W

* L E G E N D *

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT. AKA ALSO KNOWN AS

N/F NOW OR FORMERLY

NAIL NAIL FOUND

APP AS PER DEED

APP AS PER PLAT

BSL BUILDING (SETBACK) LINE

CP COMPUTED POINT

CTP CRIMP TOP PIPE FOUND

D DEED (BOOK/PAGE)

DW DRIVEWAY

EP EDGE OF PAVEMENT

FFE FINISH FLOOR ELEVATION

FXA FORMERLY KNOWN AS

IPF IRON PIN FOUND

L ARC LENGTH

LL LAND LOT

LLL LAND LOT LINE

N NEIGHBOR'S

N/F NOW OR FORMERLY

NAIL NAIL FOUND

P PLAT (BOOK/PAGE)

POB POINT OF BEGINNING

POC POINT OF COMMENCEMENT

R RADIUS LENGTH

R DEED (BOOK/PAGE)

R/W RIGHT-OF-WAY

RBF REINFORCING BAR FOUND

RBS 1/2" UNO

RBS 1/2" REINFORCING BAR SET

SW SIDEWALK

SSE SANITARY SEWER EASEMENT

SSCO SANITARY SEWER CLEANOUT

-X- FENCE LINE

CB CATCH BASIN

SWCB STORM WATER CATCH BASIN

WALL



HOUSE	3128
CONCRETE	138
CONC. DW	2056
RAMP	44
PORCH	37
WALL	4
TOTAL EXISTING IMPERVIOUS	5407
PROPOSED PARKING	1545
TOTAL IMPERVIOUS	6952
SITE DENSITY	30.00%
OPEN SPACE	70.0%

TR.NO.	DIAMETER	TYPE
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3	26	OAK
4	35	OAK
5	15	PINE
6	19	PINE
7	16	PINE
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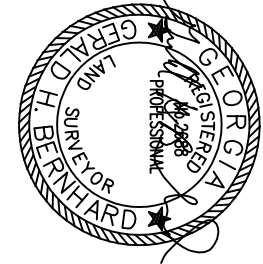
PROPERTY ADDRESS:
2056 TUDOR CASTLE CIR.
DECATUR, GA. 30035

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0.52 AC

IMPERVIOUS AREA:
EXIST= 5407 SF= 23.5%

ZONING: R-85

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SCALE 1" = 20'



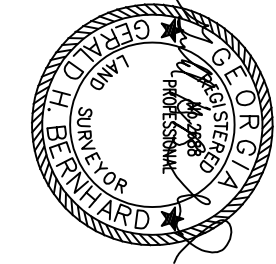
SURVEY SYSTEMS ATLANTA
660 LAKE DR. SW. SUITE 100
ATLANTA, GA 30333
PHONE: 404-525-4554
FAX: 404-525-4554
EMAIL: INFO@SSATLANTA.COM
WEBSITE: WWW.SSATLANTA.COM

REFERENCE: PLAT BOOK 61, PAGE 20
RECORDED: 05/16/2013
RECORDING CELL: 678-591-6064 ~ OFFICE 404-760-0010
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AS SET FORTH IN CHAPTER 40-7 OF THE RULES OF THE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS IN GEORGIA
EXEMPTED AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT AND O.C.S.A. 15-9-57.

SITE PLAN PREPARED FOR:
2056 TUDOR CASTLE CIRCLE

LOT 3 BLOCK M UNIT 9 KINGS RIDGE SUBDIVISION
LAND LOT 159 15th DISTRICT PARCEL ID: 15 159 09 064 BY:



OWNER/DEVELOPER / 24
HOUR CONTACT:

ASHLEY DENIS
772-812-9170

ashleycdenis@gmail.com

2056 TUDOR CASTLE CIR PARCEL ID# 15 159 09 064

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN DEKALB COUNTY, GEORGIA IN LAND LOT 159 OF THE 15TH DISTRICT OF DEKALB COUNTY, GEORGIA, BEING LOT 3, BLOCK M OF THE KINGS RIDGE SUBDIVISION, UNIT NINE, AS PER PLAT RECORDED IN PLAT BOOK 61, PAGE 30, DEKALB COUNTY GEORGIA RECORDS, COMMONLY KNOWN AS 2056 TUDOR CASTLE CIRCLE, DECATUR, GA 30035-2154 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT FORMED BY THE SOUTHWEST RIGHT OF WAY OF TUDOR CASTLE CIR (60' RIGHT OF WAY) AND THE NORTHEAST RIGHT OF WAY OF JOHN WESLEY DR, (60' RIGHT OF WAY) AT A CALCULATED POINT; THENCE ALONG A CURVE A DISTANCE OF 34.66', BEARING N 31°42'59" W WITH RADIUS OF 166.05' AND A CHORD 34.60' TO A COMPUTED POINT; THENCE N 54°26'00" E A DISTANCE OF 204.60' TO A COMPUTED POINT; THENCE S 27°11'00" E A DISTANCE OF 125.00' TO A COMPUTED POINT; THENCE S 60°02'51" W A DISTANCE OF 199.91' TO A COMPUTED POINT AND THE POINT OF BEGINNING, AS PER SURVEY PREPARED BY GERALD H. BERNHARD, RLS #2688, DATED 10-12-23. SAID TRACT CONTAINING 23,013 SF, 0.52 ACRE.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: __Ashley Denis__ Phone: 772-81 2-9170 Property Address: _2056 Tudor Castle Circle

Tax Parcel ID: __15 159 09 064__ Comm. District(s): _5 & 7__ Acreage: .52

Existing Use: _Single-family home Proposed Use __Personal Care Home up to 6 individuals

Supplemental Regs: __Yes—Sec (4.2.41 Personal Care Homes and Child Caring Institutions)....__ Overlay District:
__NA__ DRI: __NA__

Rezoning: Yes _____ No _X__

Existing Zoning: _R-85 (Single-family) Proposed Zoning: NA Square Footage/Number of
Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _X__

Existing Land Use: __SUB__ Proposed Land Use: _NA__ Consistent _____ Inconsistent _____

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

Special Land Use Request(s) –SLUP for personal care home for up to 6 individuals _____

Major Modification: NA

Existing Case Number(s): _____

Condition(s) to be modified: _____

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: _____ PC: 01/09/24 _____ BOC:
_01/25/24_____ Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): _____ Campaign
Disclosure: ☒ Zoning Conditions: ☒ Community Council Meeting: _____ 12/4/23 _____ Public
Notice, Signs: _____ Tree Survey, Conservation: ☒ Land Disturbance Permit (LDP):
_____ Sketch Plat: _____ Bldg. Permits: ☒ Fire Inspection: ☒ Business License:
_X_____ State License: _____ Lighting Plan: _____ Tent Permit: _____ Submittal Format: NO
STAPLES, NO BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for January 2024 agenda cycle would be 10/25/23**

****Filing Deadline for application is 01/02/23**

Review of Site Plan

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
Open Space: _____ Setbacks: front ☒ sides ☒ side corner ☒ rear _____ Lot Size:
_X_____ 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 provide justification as to how proposed Special Land Use Permit and proposed *Personal Care Home* is compatible with surrounding single-family detached area. Applicant will need to demonstrate compliance with R-85 zoning requirements including provision of minimum of 4 parking spaces, and will need to show compliance with supplemental regulations for *Personal Care Homes* which requires a 1000 foot separation between personal care homes. Maximum of 6 people for “*Personal Care Home*,

DEPARTMENT OF PLANNING & SUSTAINABILITY

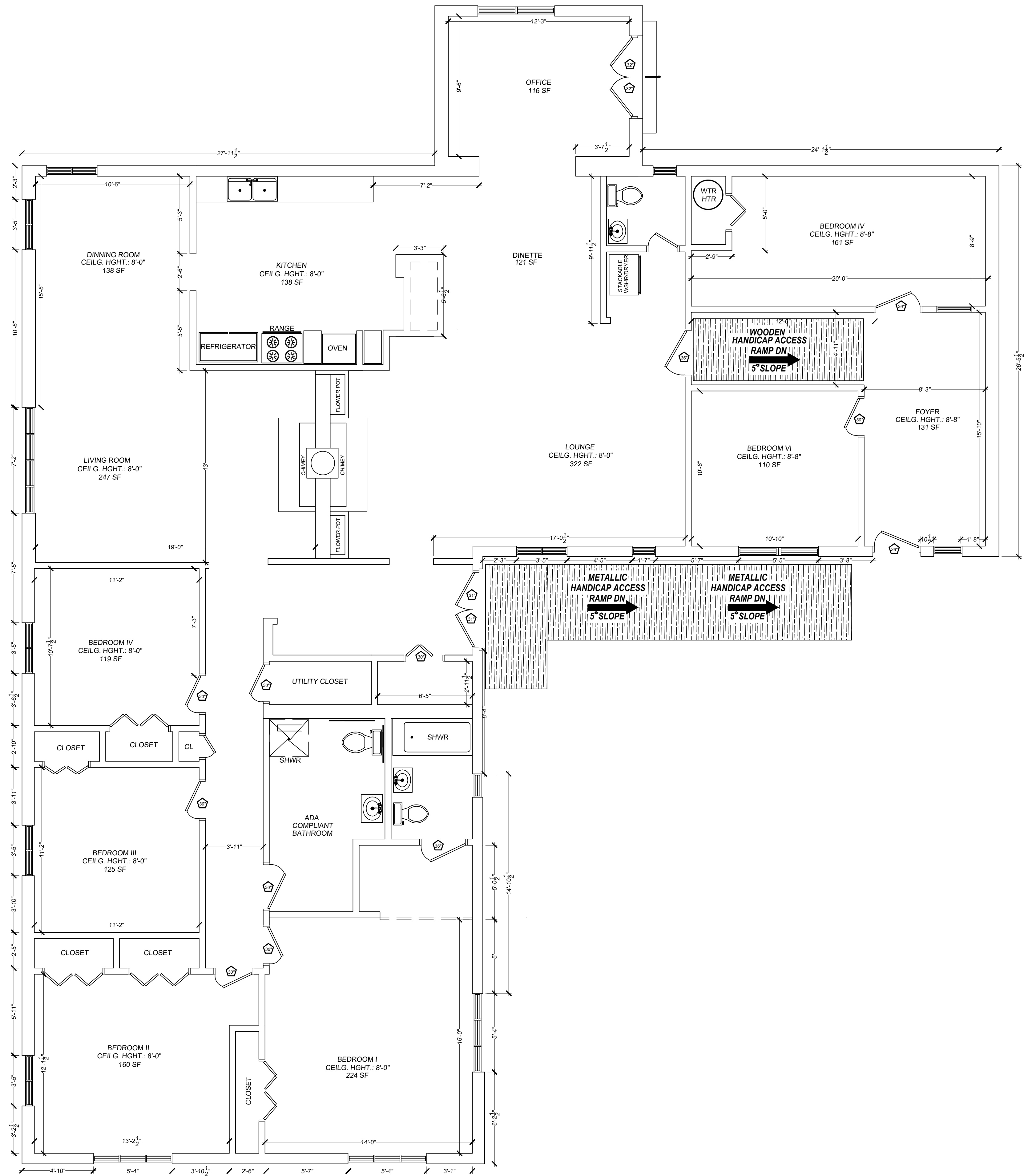
Group”.

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

Planner: John Reid Date 08/29/23

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



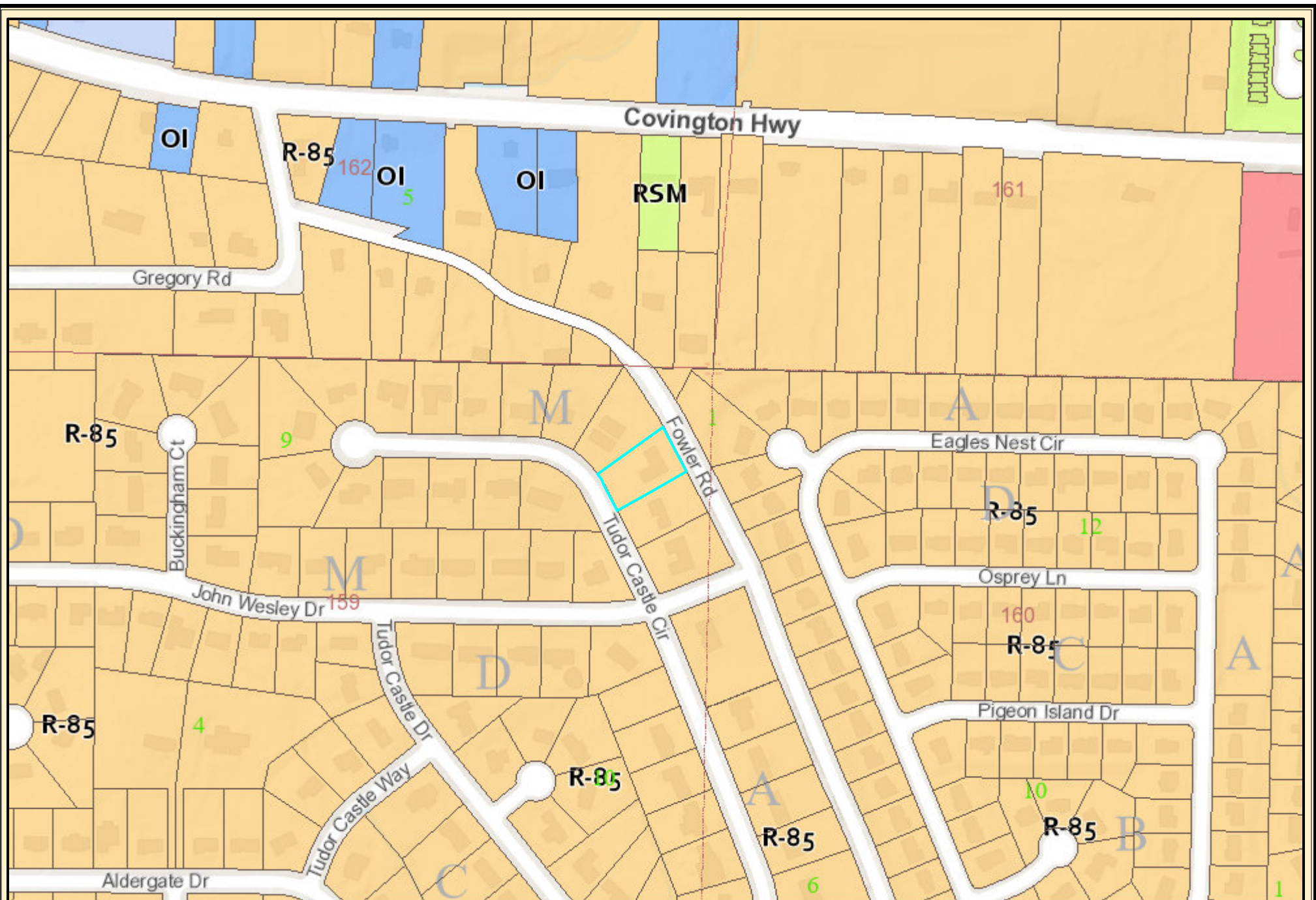
EXISTING FIRST FLR. LAYOUT
NO CHANGES

SCALE: 1/4" = 1'-0"

EDISON PAUL CONSULTING ENGINEER, PC 793 ALLWYN STREET, BALDWIN, NY. 11510		
PROJECT: COMMERCIAL RANCH DWELLING LAYOUT 2056 TUDOR CASTLE CIR DECATUR, GA 30035		
EXISTING FLOOR LAYOUT		
SCALE:	AS NOTED	DATE: 8 - 7 - 2023
PROJECT NO.:	ATLGA - 504	DRAWING BY: I. P.
		CHECKED BY: E. P.
SHEET NO.:	A-100.00 1 OF 2	
C.A.D. FILENAME:	ATLGA-504 Denis	



SEAL & SIGNATURE



Tudor zoning Map

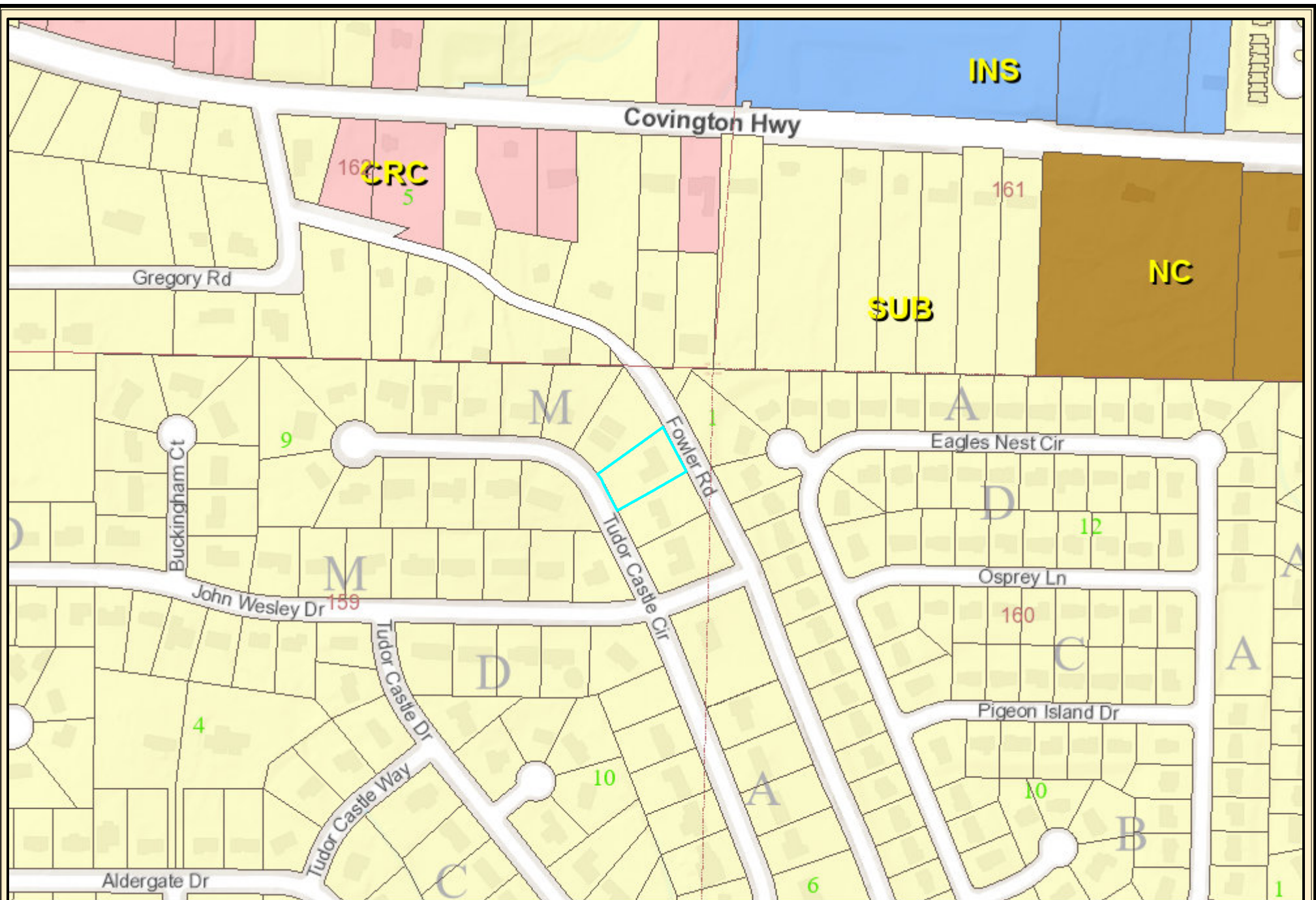
0 0.0175 0.035 0.07 0.105 0.14
mi

Date Printed: 12/21/2023



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Tudor zoning Map

0 0.0175 0.035 0.07 0.105 0.14 mi

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