



DeKalb County

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 01/10/2024 Application No: _____

APPLICANT NAME: Eritrea Geberehiwot

Daytime Phone: 404-246-3649 E-Mail: Weinipchen@gmail.com

Mailing Address: 1584 South Heirston Road
Stone MNT, GA 30088

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

Daytime Phone: 404-246-3649 E-Mail: Weinipchen@gmail.com

Mailing Address: 1584 South Heirston Road
Stone Mountain, GA 30088

SUBJECT PROPERTY ADDRESS OR LOCATION: 1584 South Heirston Road
Stone Mountain, GA DeKalb County, GA 30088

Parcel ID: 1519309024-

Acreage or Square Feet: 0.92

Commission Districts: 5

Existing Zoning: R-8S

Proposed Special Land Use (SLUP): Childcare FOR 6

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: _____

1/10/2024

Business Impact Analysis (BIA)

1. Overview

This Business Impact Analysis (BIA) is developed as part of the contingency planning process. It was prepared on December 20, 2023

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1.1 Purpose

The purpose of the BIA is to identify and prioritize system components by correlating them to the mission/business process(es) the system supports, and using this information to characterize the impact on the process(es) if the system were unavailable:

The BIA is composed of the following criteria considered in the Impact Analysis per Dekalb County Department of Planning and Sustainability.

2. System Description

The site plan attached will provide information to majority of the applicable regulations per Section 27-7.4.6. Impact Analysis

- A. Site size has available land area for the proposed use of an In- Home Childcare Facility, with proper provisions of entrances, parking and exits.
- B. Property and land uses are compliant with districting zones and will not create adverse impacts on surrounding adjoining land or structures by reason of traffic volume or congestion.
- C. Property is in adequate zoning for public use and will utilize public or private services to maintain utilities, waste, and other public services in Dekalb County.
- D. Property has sufficient traffic carrying capacity that includes a round-about entrance and exit to assist with the flow of traffic that will also aid in decrease of traffic or congestion.
- E. The structure of property allows accessibility to site and surrounding buildings or structures that will aid in the safety of pedestrians and convenience of emergency vehicles entering or exiting zoned area.
- F. Hours of operations of location will be in compliance with zone of services and will not create adverse impacts on traffic or any issues with adjacent buildings or structures.
- G. Property will comply with zone requirements and classification per services. Site will be consistent with district.
- H. Site plan of property is consistent with the policies comprehensive plans.

- I. Site has adequate provision of service areas.
- J. Special land use permit once granted duration should be limited to due to Zoning specifications per site services.
- K. Site plan encloses all of the property scale, sizing of proposed structure. Property will not create any adverse impact on any adjoining lot or buildings obstructing visibility due to size or scaling.
- L. Site proposed will not affect any historic buildings, sites, or etc.,. Property site plan is attached ad Zoning is available.
- M. Proposed property/site satisfies the requirements within regulations for planning and zone for a childcare facility per special land use permit.



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

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 ✓ *

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.

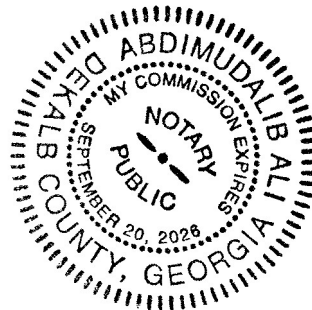
The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Abdimudalib Ali
Notary

 1/5/24
Signature of Applicant /Date

Check one: Owner _____ Agent _____

09/20/2024
Expiration Date/ Seal



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



DeKalb County

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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: 01/05/2024

TO WHOM IT MAY CONCERN:

(I), (WE) Eritrey Geserehiwot
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.

Abdimudalib Ali
Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

