

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 2/22/2024 Application No: 1246908
APPLICANT NAME: Provulos Christian School LLC
Daytime Phone: 404-428-7346 E-Mail: Proverbs childcare @ gmail Com
Mailing Address: 598 Mountain Harbor, Stone Mountain Ca. 30087
Owner Name: Rebecca Holmes (If more than one owner, attach contact information for each owner)
Daytime Phone: 404-428-7346 E-Mail: Proverbs childcare o.gmail. Com
Mailing Address: 598 Mountain Harbor, Stone Mountain ag. 30087
SUBJECT PROPERTY ADDRESS OR LOCATION: 598 MOUNTAIN HAVBOR, Stance Mountain
DeKalb County, GA 30087
Parcel ID: 1802803 Acreage or Square Feet: 6.30 Commission Districts: 4+7
Existing Zoning: Proposed Special Land Use (SLUP): Chi ld Care.
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:



DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions <u>must</u> 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. <u>and</u> to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant Date

Check one: Owner

Agent

NOTARY PUBLIC Gwinnett County, GEORGIA My Commission Expires 11/29/2025

M Lemon

Expiration Date/ Seal

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



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: 2 22 2024			
TO WHOM IT MAY CONCERN: (I), (WE) POLCCA Holme Name of owners(s) (If more the	nan one owner, attach a separate she	 et)	
Being (owner) (owners) of the subject property 598 Mountain Harbor, 5	described below or attached hereby of the MOUNTAIN GA. 3	delegate author	ity to
Name of Age	nt or Representative		
to file an application on (my), (our) behalf.		*	
M: Lanon 2-26-2024	M Lemon NOTARY PUBLIC Gwinnett County, GEORGIA	,	, a
Notary Public	My C ommission Expires 11/29/2025 Owner	E 1	
Notary Public	Owner		
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Borrower's Certification and Authorization

		CERTIFICATION	
	1.	The Undersigned certify the following: I/We have applied for a mortgage loan from HOME MORTGAGE ALLIANCE CORP (HMAC) In applying for the loan, I/We completed a loan application containing various information on the purpose of the loan, the amount and source of the down payment, employment and income information, and the assets and liabilities. I/We certify that all of the information is true and complete. I/We made no misrepresentations in the loan application or other documents, nor did I/We omit any pertinent information.	
	2.	I/We understand and agree that HOME MORTGAGE ALLIANCE CORP (HMAC) reserves the right to change the mortgage loan review processes to a full documentation program. This may include verifying the information provided on the application with the employer and/or the financial institution.	
	3.	I/We fully understand that it is a Federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements when applying for this mortgage, as applicable under the provisions of Title 18, United States Code, Section 1014.	
-			.
		AUTHORIZATION TO RELEASE INFORMATION	**
	1.	To Whom It May Concern: I/We have applied for a mortgage loan from HOME MORTGAGE ALLIANCE CORP (HMAC) of the application process, HOME MORTGAGE ALLIANCE CORP (HMAC) and the mortgage guaranty insurer (if any), may verify information contained in my/our loan application and in other documents required in connection with the loan, either before the loan is closed or as part of its quality control program.	er, net
	2.	I/We authorize you to provide to HOME MORTGAGE ALLIANCE CORP (HMAC) and to any investor to whom HOME MORTGAGE ALLIANCE CORP (HMAC) may sell my mortgage, any and all information and documentation that they request. Such information includes, but is not limited to, employment history and income; bank, money market and similar account balances; credit history; and copies of income tax returns.	er en
	3.	HOME MORTGAGE ALLIANCE CORP (HMAC) or any investor that purchases the mortgage may address this authorization to any party named in the loan application.	
	4.	A copy of this authorization may be accepted as an original.	

Borrower Signature

REBECCA HOLMES

SSN:249-29-9066

Date: 8/16/23

Co-Borrower Signature

SSN:

Date:

ACI APPRAISAL SERVICES

Uniform Residential Appraisal Report

106-5049054 File No. AL-248216

The pur	rpose	of this sum	mary apprais	al repor	t is to pro	vide the lend	ler/clie	nt with an accu	rate, and adeq	uately supporte	d, opinion of the	e market va	alue of the su	ubject property.
			Vountain I						Stone Mo					0087-6102
Borro	wer R	ebecca F	lolmes			01	vner of I	Public Record G	eorge E Ho	ward		ounty Del		
Legal	Descri	otion Dist.	16; LL 19	2: Bloc	k A: Lo					40,700,40			***************************************	
		,	028 03 00					Tax	Year 2021		R	.E. Taxes \$	4.329	***************************************
			e Hills Of		s Edge					5-G-2 (Aero-			0233.16	
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Acciar	ment		urchase Trans			ance Transact		Other (describe	1					
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Is ther	e any i	financial assis	stance (loan cl	narges, s	ale concess	sions, gift or do	wnpayn	nent assistance, e	tc.) to be paid by	y any party on beh	alf of the borrower	?X Yes <u>iNo</u>		
If Yes,	, report	t the total doll	ar amount and	l describe	the items	to be paid.			\$5000;	closing cost	ts			
Note:	Race	and the racia	al compositio	n of the	neighborh	ood are not a	ppraisa	l factors.						
		Neighborho	od Characte	ristics				One-Unit Hous	ing Trends		One-Unit Ho	using	Present	Land Use %
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Built-L			25-75%		nder 25%	Demand/Sup			In Balance		\$(000)	(yrs)	2-4 Unit	0 %
Growt		Rapid	X Stable		ow			Under 3 mths	3-6 mths	Over 6 mths	180 Low		Multi-Family	0 %
-								: S. Rockbr			600 High		Commercial	0 %
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Nountain Harbor Nountain Harbor 191'	Property Address: 598 Mountain Harbor	Case No.: 106-5049054
Mountain Harbor 72'	Lender: Home Mortgage Alliance Corp (HMAC)	State: GA
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FLOORPLAN SKETCH

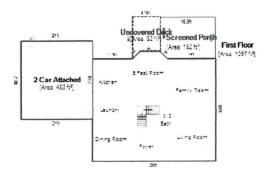
 Borrower: Rebecca Holmes
 File No.: AL-248216

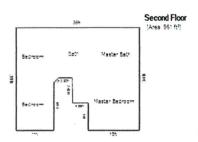
 Property Address: 598 Mountain Harbor
 Case No.: 106-5049054

 City: Stone Mountain
 State: GA
 Zip: 30087-6102

 Lender: Home Mortgage Alliance Corp (HMAC)
 Tip: 30087-6102

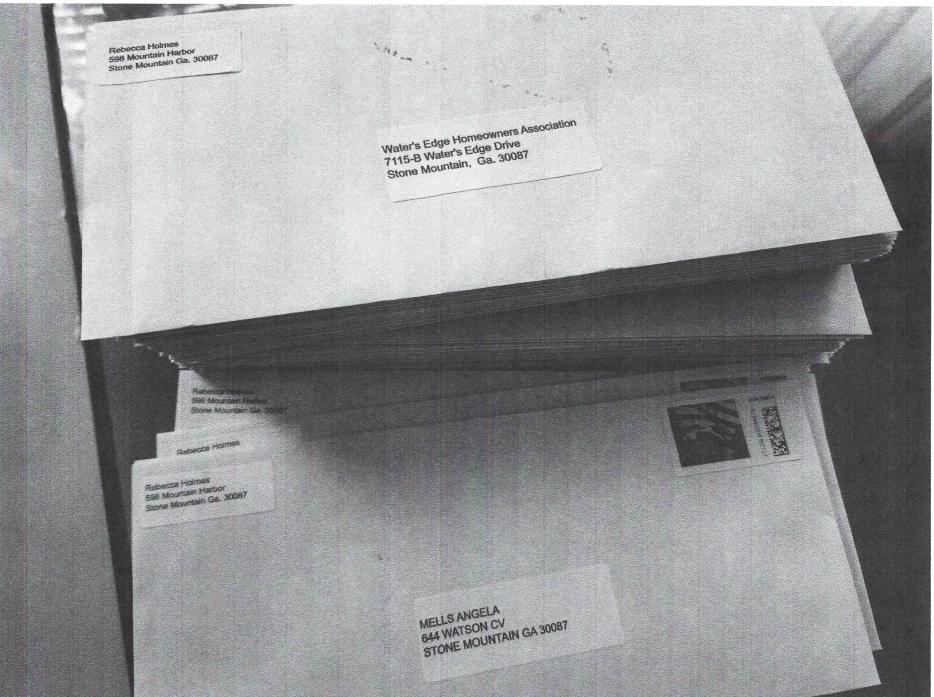
Sketch





18 ft

Living Area	Area Ca	lculation	A		
FirstFloor	1097.23 ft ² First Flo	or		x 1.0	0 = 1097.23 ft
Second Floor	961.23 ft²	36ft x	30ft x	1.00 =	1080 ft ²
Nonliving Area	<u> </u>	3ft x	2.12ft x	0.35 =	2.25 ft ³
2 Car Attached	483 00 ft ²	6ft x	2.12ft x	1.00 =	12.73 nº
Screened Porch	192.09 ft* A	2.12ft x	3ft x	0.35 =	2.25 ft ³
Uncovered Dock	82.48 ft ² Second	x 1.	00 - 961.23 ft		
		11ft x	30ft x	1.00 =	330 ft ²
		3ft x	15ft x	1.00 =	120.00 ft ²
		25ft x	14.59ft x	1.00 =	364.64 ft ²
	Δ	1.41ft x	2ft x	0.35 =	1.00 ft ³
	Δ	0.10ft x	7.41ft x	0.50 =	0.37 ft
Total Living Area (rounded):	2058 ft ²	19.59ft x	7.41ft x	1.00 =	145.21 ft ²



Community Zoning Meeting for Proverbs Christian School

Feb 17 {b}Feb 17, 2:19 PM{/b} - Meeting started

Messages sent during the meeting will be visible to all meeting participants

{b}Feb 17, 2:19 PM{/b} - Meeting ended: 26s

{b}Feb 17, 2:57 PM{/b} - Meeting started

Messages sent during the meeting will be visible to all meeting participants

Neeta Gurung Feb 17, 3:13 PM

Hi, this is Neeta

You Feb 17, 3:14 PM

Hi Neeta

I am sure how to unmute you

Not sure

Neeta Gurung Feb 17, 3:16 PM

Lemme check

{b}Feb 17, 3:37 PM{/b} - Meeting ended: 39m

{b}Feb 17, 3:50 PM{/b} - Meeting started

Messages sent during the meeting will be visible to all meeting participants

{b}Feb 17, 3:51 PM{/b} - Meeting ended: 20s



Proverbs Christian School LLC
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Proverbs Christian School is a biblical, creative, & stimulating learning environment. We stress the importance of quality care & education during a child's earliest years. Proverbs Christian School is quality rated, supports your child's interests, and have a professional & qualified teacher. The program focuses on the "whole child development" with planned programs that foster a nurturing, safe, & caring environment with an emphasis on physical, intellectual, emotional & social development.

The after-school care, help with homework, creative learning projects, develop social skills, promote healthy habits, tutoring services is offered at cost to the parent., enhanced learning experience, improved self-esteem and supports public classroom learning.

Children are gifts from the Lord, and we equip them with a solid educational foundation that helps the children develop a lifelong love for learning. Our children learn best when they can explore and discover new things. That's why we offer a child-centered preschool curriculum that allows them to experience hands-on learning, where they can explore, experiment, and take risks. We also offer personalized learning for each child's individual needs. Our staff are trained in the latest educational techniques and have worked with children for years. They know how to teach your child and make learning fun!

At Proverbs Christian school, we believe that children should be able to explore their environment freely without worrying about safety. That's why we provide a safe environment for your child to be nurtured and thrive.

Proverbs strives to differentiate its educational and other childcare services by emphasizing the importance of quality care and education during the earliest stage of development. Having the opportunity to watch children grow and learn is what motivates me to care for them. I strive to engage young students in hands-on activities through the ABEKA curriculum and the GELDS program.

Having worked with children with a variety of disabilities, I believe every child deserves the chance to succeed and grow. I also believe education is a necessary part of my continued growth. 2022, I attended Point University and graduated with my bachelor's in child development. I hope to continue to be part of educating the children in my community as a childcare provider.



I hope the vision for Proverbs Christian School LLC as a family learning environment is temporary. The hope is for Proverbs Christian School LLC to obtain more students and teach the children from infancy through kindergarten. The goal is to foster a loving learning environment that will help the children gain a love for learning and seek a relationship with Jesus Christ as a source for living. The vision is to help make my community better by educating our young people, hoping they will significantly benefit our society and God.

Rebecca Holmes

Owner/Director