

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

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

Application of Erica Childs for a Special Land Use Permit (SLUP) to allow for a Child Care Institution for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 2667 Candler Woods Court.

PETITION NO: N7-2025-0291 SLUP-25-1247431

PROPOSED USE: Childcare institution, up to six (6).

LOCATION: 2667 Candler Woods Court, Decatur, Georgia 30032

PARCEL NO. : 15 119 04 046

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Erica Childs for a Special Land Use Permit (SLUP) to allow for a childcare institution for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2025) Two-cycle deferral.

PLANNING COMMISSION: (May 6, 2025) Approval with two (2) conditions.

PLANNING STAFF: Approval with two (2) conditions_rev. 05.09.2025.

STAFF ANALYSIS: The applicant seeks a Special Land Use Permit (SLUP) to operate a personal care home for up to six individuals within an existing single-family home on a 0.23-acre lot in the R-75 zoning district. The subject property, located at 2667 Candler Woods Court, is surrounded predominantly by residential uses and zoned R-75 on three sides, with MR-2 zoning to the east. The proposed land use child-care institution is consistent with the Comprehensive Plan's Suburban (SUB) character area, which supports low-density residential uses and community-serving amenities that enhance neighborhood well-being. The proposed use is residential in nature and would occupy an existing single-family home, with no new construction or exterior modifications. The lot provides adequate space for required yards, open areas, parking, and buffer zones. The closest similar facility is approximately 2,200 feet away and would not result in an oversaturation of care homes in the area. The property is served by adequate public utilities, emergency access routes, and road infrastructure. The home is situated on a residential street with sufficient traffic capacity and ingress/egress for emergency response and daily operations. Given that the facility will operate 24/7 as a residential living space, there is no anticipated negative impact on traffic congestion, noise, or other nuisances. In addition, there are no known historic or environmental resources on or adjacent to the property that would be affected. The personal care home complies with the supplemental regulations outlined in Section 4.2.8 of the DeKalb County Zoning Ordinance and supports the intent of the Suburban character area by offering a residential-scale supportive housing option. It advances the county's planning goals by meeting community needs for inclusive and accessible housing. In summary, staff recommends *"Approval with the two (2) attached conditions"* for the proposed Special Land Use Permit. The use is compatible with surrounding residential properties, consistent with the Comprehensive Plan, and meets zoning and operational standards.

PLANNING COMMISSION VOTE: (May 6, 2025) Approval with one condition 6-0-0. Winton Cooper moved, Jan Costello seconded for approval with the condition that the SLUP be renewed two years after occupancy.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2025) Two-Cycle Deferral 7-0-1. Council recommended a two-cycle deferral to allow the applicant time to meet with the community and explore options to modify the application to meet the concerns of the neighborhood, including a possible condition for SLUP to expire after certain time period and proceed through SLUP renewal public hearing process upon expiration.

SLUP-25-1247431 (2025-0291)
Recommended Conditions
2667 Candler Woods Court
May 2025 BOC

1. This Special Land Use Permit shall be valid for a period of two (2) years from the date of first occupancy. Continued operation beyond this period requires the Applicant to re-apply and go through the SLUP process again. Failure to obtain a new approval prior to the expiration date shall render the use nonconforming and subject to enforcement under the Zoning Ordinance.
2. This Special Land Use Permit is non-transferable and shall apply only to the applicant for operation. Any change in ownership, tenancy, or operational control shall require reapplication and approval of a new Special Land Use Permit.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planning Commission Hearing Date: May 6, 2024
Board of Commissioners Hearing Date: May 22, 2024

STAFF ANALYSIS

Case No.:	SLUP-25-1247431	Agenda #: 2025-0291
Address:	2667 Candler Woods Court Decatur, GA 30032	Commission District: 03 Super District: 06
Parcel ID(s):	15 119 04 046	
Request:	Special Land Use Permit (SLUP) to allow for a child care institution for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.	
Property Owner(s):	Erica Childs	
Applicant/Agent:	Erica Childs	
Acreage:	0.23 acres	
Existing Land Use:	Single-Family Residential	
Surrounding Properties:	North: R-75 (Residential Medium Lot-75) East: MR-2 (Medium Density Residential-2) South: R-75 West: R-75	
Comprehensive Plan:	SUB (SUBURBAN)	Consistent X Inconsistent

Staff Recommendation: Approval with Conditions.

The applicant seeks a Special Land Use Permit (SLUP) to operate a personal care home for up to six individuals within an existing single-family home on a 0.23-acre lot in the R-75 zoning district. The subject property, located at 2667 Candler Woods Court, is surrounded predominantly by residential uses and zoned R-75 on three sides, with MR-2 zoning to the east. The proposed land use child-care institution is consistent with the Comprehensive Plan's Suburban (SUB) character area, which supports low-density residential uses and community-serving amenities that enhance neighborhood well-being.

The proposed use is residential in nature and would occupy an existing single-family home, with no new construction or exterior modifications. The lot provides adequate space for required yards, open areas, parking, and buffer zones. The closest similar facility is approximately 2,200 feet away and would not result in an oversaturation of care homes in the area.

The property is served by adequate public utilities, emergency access routes, and road infrastructure. The home is situated on a residential street with sufficient traffic capacity and ingress/egress for emergency response and daily operations. Given that the facility will operate 24/7 as a residential living space, there is

no anticipated negative impact on traffic congestion, noise, or other nuisances. In addition, there are no known historic or environmental resources on or adjacent to the property that would be affected.

The personal care home complies with the supplemental regulations outlined in Section 4.2.8 of the DeKalb County Zoning Ordinance and supports the intent of the Suburban character area by offering a residential-scale supportive housing option. It advances the county's planning goals by meeting community needs for inclusive and accessible housing.

In summary, staff recommends ***"Approval with conditions"*** for the proposed Special Land Use Permit. The use is compatible with surrounding residential properties, consistent with the Comprehensive Plan, and meets zoning and operational standards.

Conditions:

- 1) This Special Land Use Permit shall be valid for a period of two (2) years from the date of first occupancy. Continued operation beyond this period requires the Applicant to reapply and go through the SLUP process again. Failure to obtain a new approval prior to the expiration date shall render the use nonconforming and subject to enforcement under the Zoning Ordinance.
- 2) This Special Land Use Permit is non-transferable and shall apply only to the applicant for operation. Any change in ownership, tenancy, or operational control shall require reapplication and approval of a new Special Land Use Permit.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0283 Z-25-1247358 (1619 Pleasant Hill Trl & 7850 Pleasant Hill Rd): 149 units. Pleasant Hill Trail appears to be an unimproved right of way (not abandoned) in the proposed project area (per GIS Map)- classified as local. Verify ownership. If determined to be an unimproved public right of way, infrastructure improvements noted in Zoning Code 5.4.3 and Land Development Code 14-190 are required. This project requires 2 access points- ensure phasing meets required access points at any given time since connecting to other developments. Ensure that there are enough access points to service the entire system when all developments are complete (i.e.- this development cannot put the other developments that it is connecting to out of compliance for number of access points). Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. All interior streets require a right of way dedication of 55 feet. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). All intersections must meet AASHTO sight distance requirements.

N2-2025-0285 Z-25-1247420 (4743 Flat Shoals Pkwy): 79 Units. 4743 Flat Shoals Parkway. Flat Shoals Parkway is SR 155 and classified as a major arterial. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Interior streets to be private. General: no poles to remain in sidewalk/path. All intersections must meet AASHTO sight distance requirements.

N3-2025-0286 CZ-25-1247427 (1816 Candler Road); and N4-2025-0287 Z-25-1247428 (3221 Glenwood Road): I-20 Overlay District, Tier 2. Seek guidance from the overlay planner for required infrastructure improvements. Candler Road is SR 155 and a major arterial. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov) Where the overlay is silent: Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Glenwood Road is classified as a minor arterial. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. 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 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). Glenhill Place is classified as a local road. Discussions need to be held about approval of truck entrance on this road. No approval of truck entrance without the direct approval of Planning and Development and the Transportation Division. Would prefer truck traffic from Glenwood Rd or Candler Rd (both truck routes). If permission is granted, the entire roadway section (including pavement section) will need to be brought up to current standards to accommodate truck traffic. Requires a right of way dedication of 55 feet. Requires a 6-foot landscape strip with a 5-foot sidewalk. Requires streetlights. (hefowler@dekalbcountyga.gov). Lane widths and other design factors must be designed for truck traffic. General: no poles to remain in sidewalk/path. All intersections must meet AASHTO sight distance requirements.

N5-2025-0288 Z-25-1247426; and N6-2025-0289 SLUP-25-1247425 (5346 O'Malley Lane): No parking within 100 feet of the intersection.

N7-2025-0291 SLUP-25-1247431 (2667 Candler Woods Court): No on-street parking allowed.

N8-2025-0292 SLUP-25-1247429 (3574 Boring Road): No on-street parking allowed.

N9-2025-0293 SLUP-25-1247395 (2615 Shallowford Road): No comments.

N10-2025-0295 SLUP-25-1247423; and N11-2025-0296 SLUP-25-1247424:

Memorial Drive is a state route. GDOT review and approval is required prior to permitting. (JLivingston@dot.ga.gov). If a land development permit is required: Memorial Drive is a major arterial. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 50 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Along all frontage of SR 155: Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles to remain in the sidewalk/path. All intersections must meet AASHTO sight distance requirements.



3/5/2025

To: Ms. LaSondra Hill, Planning Manager
From: Ryan Cira, Director
Cc: Alan Gaines, Duty Director
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.



N7 2025-0290

Z-25-1247430 15 119 04 046

2667 Candler Woods Court, Decatur, GA 30032

Amendment

- Review general comments
- Note: DeKalb Public Health prohibits use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8 2025-0291

SLUP-25-1247431 15 119 04 046

2667 Candler Woods Court, Decatur, GA 30032

Amendment

- Review general comments.
- Note: DeKalb Public Health prohibits use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9 2025-0292

SLUP 25-1247429 15 092 03 014

3574 Boring Road, Decatur, GA 30034

Amendment

- Review general comments
- Note: DeKalb Public Health prohibits use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N10 2025-0293

SLUP-25-1247395 18 246 02 009

2615 Shallowford Road, Atlanta, GA 3034

Amendment

- Review general comments.

445 Winn Way – Box 987
Decatur, GA 30031
404.508.7900 • www.dekalbhealth.net



**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

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**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 TRAFFIC ENGINEERING**

Case No.: 225-1247430 Parcel I.D. #: 18-119 04 046
Address: 2667 Candler Woods Court
Decatur, Ga. 30032

Adjacent Roadway (s):

(classification) (classification)

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

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

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6^{7th} 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: Didn't see any traffic engineering concerns at this time.

Signature: *John Reid*



**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: _____



MARTA May 2025 Case Comments

D1-2024-1496 CZ-25-1246771 4015 Flat Shoals Pkwy:

This development is adjacent to existing service along Columbia Drive and also fronts planned MARTA service along Flat Shoals Parkway. We recommend that a condition for rezoning be that the developer must coordinate with MARTA to ensure proper pedestrian access between the development and existing and planned bus stops.

N2-2025-0285 Z-25-1247420 4743 Flat Shoals Pkwy:

This development is adjacent to planned MARTA service along Flat Shoals Parkway. We recommend that a condition for rezoning be that the developer must coordinate with MARTA to ensure proper pedestrian access between the development and planned bus stops.

N3-2025-0286 CZ-25-1247427 1816 Candler Road:

This property is adjacent to existing MARTA service as well as the planned Candler Road Arterial Rapid Transit project. While no ART stops are planned in front of this parcel on Candler Road, there will be an increased pedestrian demand for this location due to proximity to improved transit. Sidewalks and driveways for the development should be carefully designed with ped access and safety in mind. Developer should coordinate with MARTA during design phase.

N4-2025-0287 Z-25-1247428 3221 Glenwood Road:

This location is adjacent to existing MARTA service for Route 107. Due to this and proximity to the planned Candler Road Arterial Rapid Transit project, there will be an increased pedestrian demand for this location. Sidewalks and driveways for the development should be carefully designed with ped access and safety in mind. Developer should coordinate with MARTA during design phase.



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Applicant Name: Erica Childs

Applicant Email Address: sacred.heart4children@gmail.com

Applicant Mailing Address: 1113 Pebble Creek Lane Locust Grove GA, 30248

Applicant Phone Number: 404-971-0058

Owner Name: Erica Childs (If more than one owner, attach list owners.)

Owner Email Address: sacred.heart4children@gmail.com

Owner Mailing Address: 1113 Pebble Creek Lane Locust Grove, Ga 30248

Owner Phone Number: 404-971-0058

Subject Property Address: 2667 Candler Woods Court Decatur, Ga 30032

Parcel ID Number(s): 15 119 04 046 Acreage: 0.227

Commission District(s): Super District:

Existing Zoning District(s): R75 Proposed Zoning District(s): RSM

Existing Land Use Designation(s): Proposed Land Use Designation(s): (if applicable)

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

Owner: Erica Childs Agent:

Erica Childs

Signature of Applicant:

Slup Impact Analysis:
2667 Candler Woods Court
Decatur, Ga 30032

- A. Is the size of the site adequate for the use contemplated and is 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?

Yes, the site is adequate for the use contemplated and is 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. Please see attached land survey completed on the property.

- 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.

This property is compatible for the proposed use and in conjunction with all adjacent properties and land uses and with other properties and other land uses in the district. This property will not create any adverse impacts upon and adjoining land use. This property has been in at its current address since 1984. This goes without any traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

- C. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?

All public services, public (or private) facilities, and utilities are indeed adequate to serve the proposed use.

- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic- carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area? The public street on which is proposed to be located will not impose any disposition and there is sufficient traffic- carrying capacity for the use proposed so it will not create any unduly increase traffic and create congestion in the area

- E. Is the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency?

Yes, all the ingress and egress adequate to the subject property and to all proposed buildings, structures, and uses thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and does have access in the event of fire or other emergency.

- F. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use? The proposed use will not have any adverse

impacts upon any adjoining land use. The hours of operation will not affect any of the surrounding properties

- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located? Yes, the proposed use is consistent with the requirements of zoning district classification where the property is already located.
- H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan? The proposed use does not have in advances, conflicts, or detracts from any of the policies of the comprehensive plan?

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

Submit application through our online portal www.epermits.dekalbcountyga.gov

Email one (1) copy of your application as one (1) PDF file to plansustain@dekalbcountyga.gov and copy lahill@dekalbcountyga.gov

- ___ * ___ 1. Schedule a mandatory, virtual **Pre-Application Conference** with Planning & Sustainability staff by appointment. 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** through portal www.epermits.dekalbcountyga.gov and then email Staff.

Please assemble materials in the following order:

- ___ * ___ **A. Application form** with name and address of applicant and owner, and subject property address.
- ___ * ___ **B. Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting.
- ___ * ___ **C. 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. 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.
- ___ * ___ **E. 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.
- ___ * ___ **F. Campaign disclosure statement** (required by State law).
- ___ * ___ **G. 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. **Written Legal Description** of meters and bounds of the subject property (can be printed on site plan or survey).
- ___ N/A ___ **H. Site Plan (If applicable)**. 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
 - ___ e. 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.
- ___ **I. Building Form Information (If applicable)**. Elevation (line drawing or rendering) or details of proposed materials in compliance with Article 5 of the Zoning Ordinance. If new buildings and/or structures are being developed or renovations are being completed, please provide proposed elevations.
- ___ **J. Completed, signed Pre-Application Form** (Provided after pre-application meeting).

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

LETTER OF APPLICATION

Please identify the following details such as:

- The proposed zoning classification?
- The reason for the Special Land Use Permit (SLUP) request?
- The existing and proposed use of the property?
- Detail 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)?

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. Is the size of the site adequate for the use contemplated and is 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. Are public services, public (or private) facilities, and utilities adequate to serve the proposed use?
- D. Is the public street on which the use is proposed to be located adequate and is there sufficient traffic- carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area?
- E. Is the ingress and egress adequate 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. Will the proposed use create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use?
- G. Is the proposed use otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located?
- H. Is the proposed use consistent with, advances, conflicts, or detracts from the policies of the comprehensive plan?
- I. Is there adequate provision of refuse and service areas?
- J. Should the length of time for which the SLUP is granted be limited in duration?
- K. Is the size, scale and massing of proposed buildings 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 will the proposed use create any shadow impact on any adjoining lot or building as a result of the proposed building height?
- L. Will the proposed use adversely affect historic buildings, sites, districts, or archaeological resources?
- M. Does the proposed use satisfy the requirements contained within the supplemental regulations for such special land use permit?
- N. Will the proposed use 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 Owner(s)

being owner(s) 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

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.

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

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

**SURVEY, SITE PLAN, AND ELEVATIONS:
(If applicable)**

DEPARTMENT OF PLANNING & SUSTAINABILITY

LATE NIGHT ESTABLISHMENT OR NIGHTCLUB CHECK LIST

(If applicable)

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 #s 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: Yes: _____ No: _____
 - 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

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:
 - 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.

DEPARTMENT OF PLANNING & SUSTAINABILITY

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.

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.

G E N D *

- PER DEED
- CESS EASEMENT
- PER FIELD
- GLE IRON FOUND
- GLE IRON FOUND
- PER PLAT
- S PER RECORD
- LLARD
- ACK OF CURB
- OCK
- ILDING LINE SETBACK
- RICK
- ATCH BASIN
- ABLE BOX
- ENTER LINE
- AIN LINK FENCE
- ADASTRAL MAP
- ORRUGATED METAL PIPE
- CITY OF ATLANTA
- AN SEWER CLEANOUT
- ALCULATED POINT
- ARPORT
- RIMP TOP PIPE FOUND
- EED
- RAINAGE EASEMENT
- DRAINAGE INLET
- ELECTRIC POWER BOX
- ELECTRIC METER
- DGE OF PAVEMENT
- ENCE CORNER
- IRE HYDRANT
- ENCE POST
- FRAME
- GAS LINE
- GAS METER
- GAS VALVE
- GUY WIRE
- HEAD WALL
- HARDWOOD TREE
- IRON PIN FOUND
- IRON PIN SET
- IRON ROD FOUND
- IRON FENCE
- IRRIGATION METER
- IRRIGATION VALVE
- JUNCTION BOX
- LIGHT POLE
- LAND LOT LINE
- MAGNETIC READING
- MAGNOLIA TREE
- MAN HOLE
- METAL FENCE
- N'BORS.
- OVERHANG
- OPEN TOP PIPE FOUND
- OWNSHIP UNCLER
- PORCH
- PROPERTY CORNER
- PROPERTY LINE
- PINE TREE
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- POWER POLE
- POWER LINE
- PLAT
- RECORD
- REINFORCING BAR FOUND
- REINFORCING BAR SET
- REINFORCED CONC. PIPE
- RIGHT-OF-WAY
- SIGN
- SANITARY SEWER LINE
- SANITARY SEWER EASEMENT
- SCREENED PORCH
- TOP OF BANK
- TRAFFIC POLE
- UTILITY EASEMENT
- WOOD
- WOOD FENCE
- WOOD DECK
- WATER LINE
- WATER METER
- WIRE FENCE
- WATER VALVE
- WET WEATHER
- YARD INLET
- FENCE
- INDICATES STAIRS

CANDLER WOODS CT
50' R/W
Bc/Bc 28'±

SURVEY NOTES:

STORM SEWER, SANITARY SEWER AND OTHER BURIED UTILITIES MAY HAVE BEEN PAVED OR COVERED OVER. THE LOCATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATION OF UNDERGROUND UTILITIES VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES. BEFORE EXCAVATIONS ARE MADE, THE SURVEYOR SHALL BE NOTIFIED BY THE CLIENT. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND ENCUMBRANCES FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS. THE SURVEYOR SHALL BE RESPONSIBLE FOR CONTACTING THE CLIENT OR USER OF THIS DATA TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, EASEMENTS, AND ENCUMBRANCES FROM THE APPROPRIATE AGENCIES AND INDIVIDUALS. THE SURVEYOR SHALL BE RESPONSIBLE FOR CONTACTING THE CLIENT OR USER OF THIS DATA TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT OR BURDEN THIS PROPERTY. MATTERS OF TITLE ARE EXCEPTED. PROPERTY OWNER OR PERSON ORDERING THE SURVEY IS RESPONSIBLE TO CONTACT A LOSING ATTORNEY OR TITLE COMPANY FOR A FULL TITLE SEARCH AND COMMITMENT INCLUDING ALL THE EXCEPTIONS.

THIS SURVEY LAND EXPRESS, INC. IS NOT RESPONSIBLE FOR AND DOES NOT WARRANT THE ZONING INFORMATION AND INTERPRETATION AS PROVIDED HEREIN. THIS INFORMATION IS OBTAINED USING ON-LINE SOURCES, TELEPHONE CONVERSATION WITH ZONING OFFICE AT THE COUNTY OR CITY, ETC. AND CANNOT GUARANTEE ITS ACCURACY. IT IS RECOMMENDED THAT THE CLIENT OR USER OF THIS DATA VERIFY THIS INFORMATION WITH THE ISSUING AUTHORITY.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS, ENTITY.

RAD= 50.00'
ARC= 44.28'(F)
44.12'(D)
CHD= 42.85'
N00°53'02"E

TOTAL LAND AREA
9868.71 SF / 0.227 AC

BOUNDARY LINES ARE ESTABLISHED BASED ON PIN FOUND PINS, FILED EVIDENCE. FIELD FOUND PINS DO NOT MATCH WITH PLAT CONFIGURATION. REPLAT IS SUGGESTED.

LOT 19	BLOCK A
CANDLER WOODS SUBDIVISION	UNIT ONE
LAND LOT 119	15TH DISTRICT
DEKALB COUNTY, GEORGIA	PB.75/PG.133 DB.14681/PG.692
FIELD WORK DATE FEB 13, 2025	PRINTED/SIGNED FEBRUARY 14, 2025
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	
PAPER SIZE: 18" x 24"	

PLAT PREPARED FOR:

ERICA CHILDS

PROPERTY ADDRESS:
2667 CANDLER WOODS COURT,
DECATUR, GA, 30032

SHEET 1 OF 1

GEORGIA REGISTERED PROFESSIONAL

#2663
20
PB.75/PG.133

#2663
N HOUSE

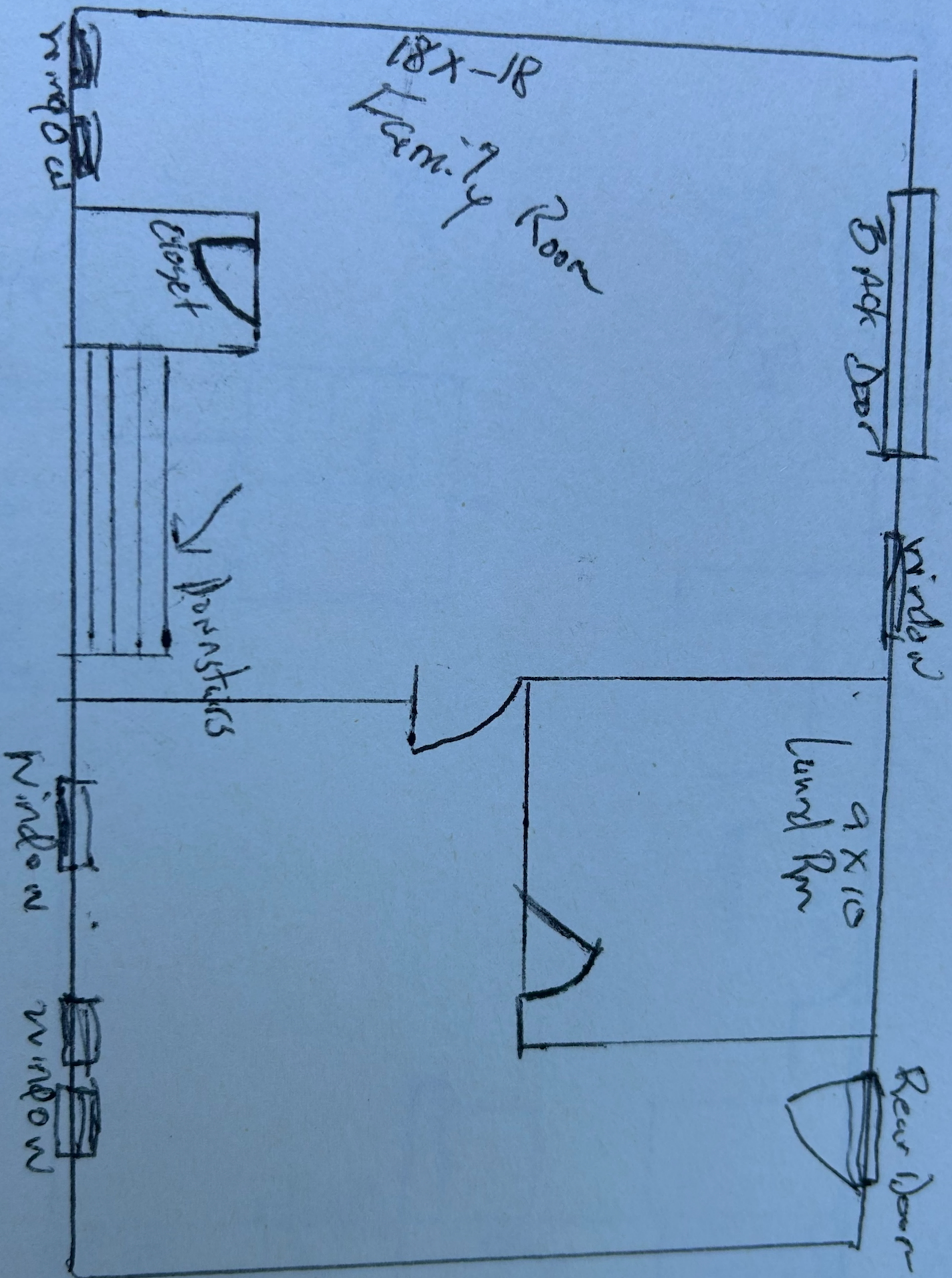
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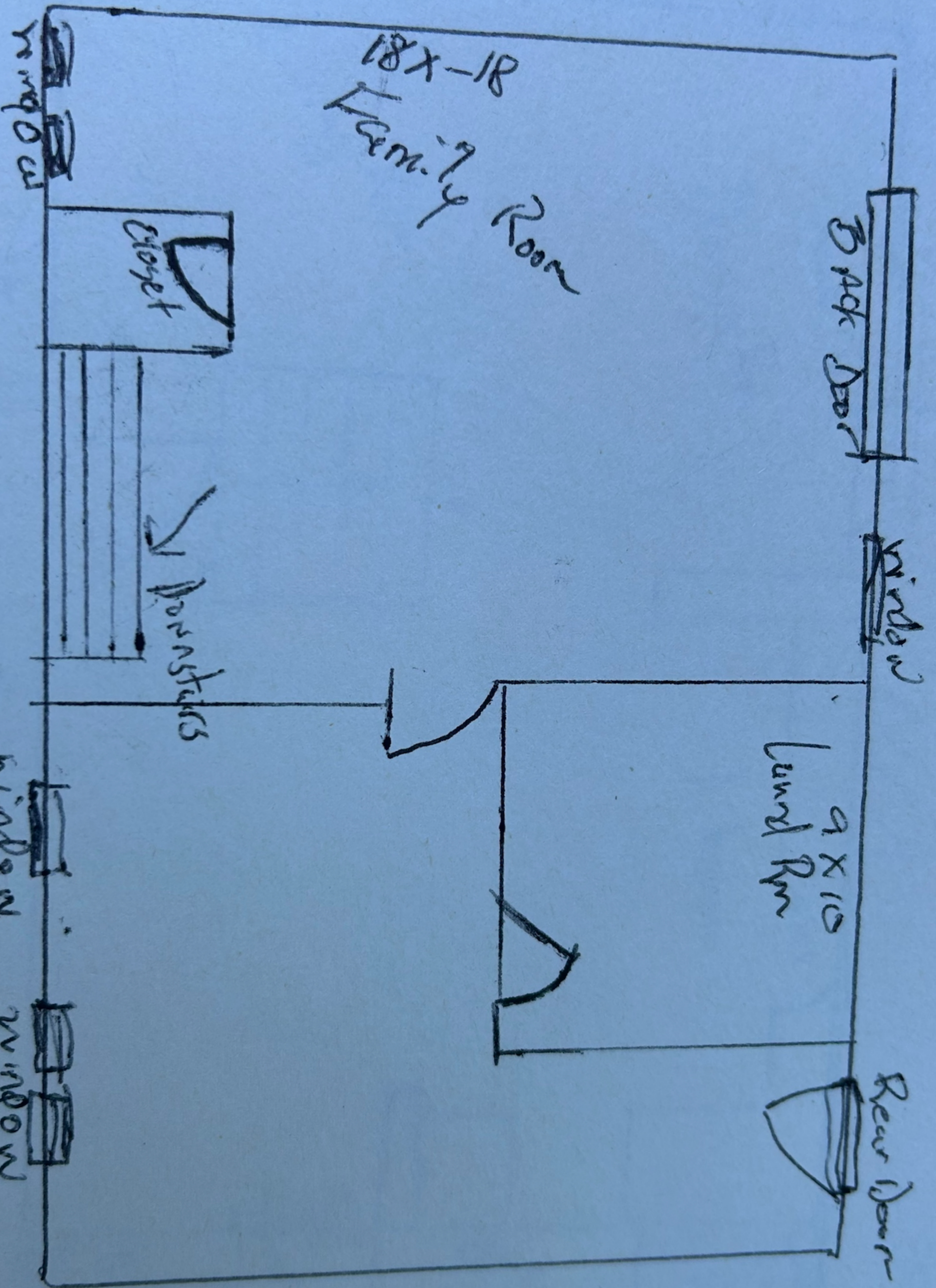
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PB.75/PG.133

#2670
N HOUSE



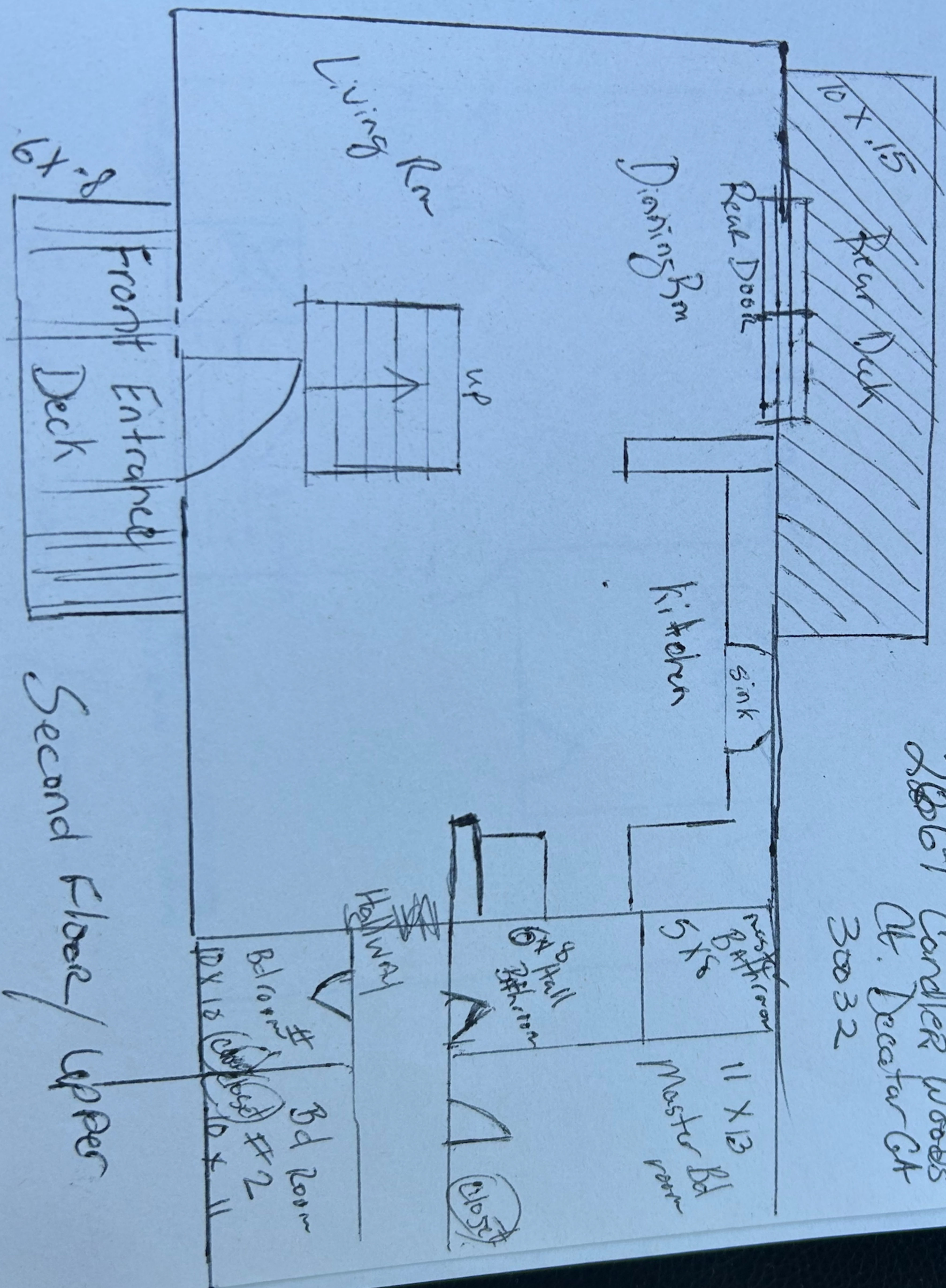
First Floor / Lower



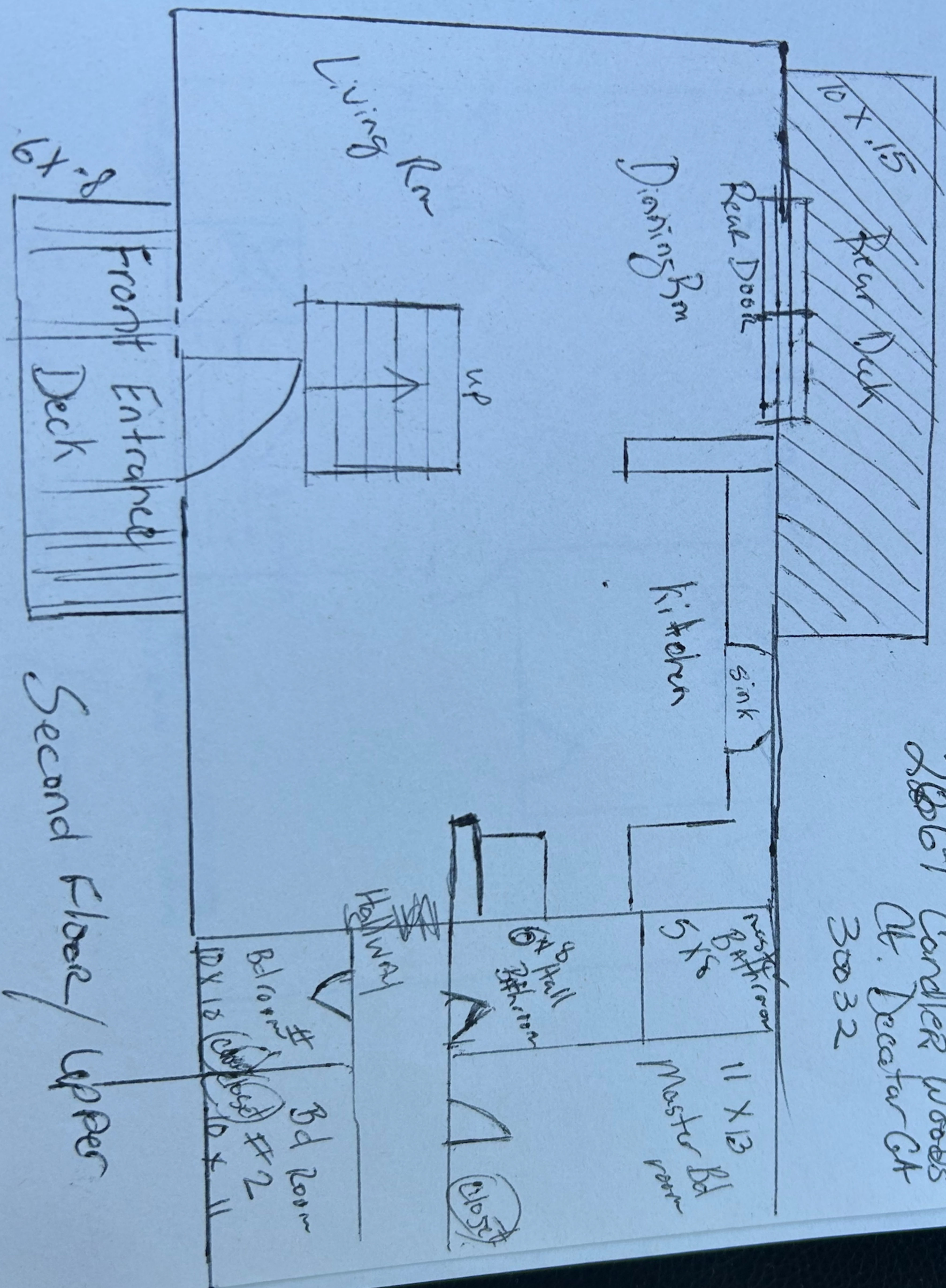


First Floor / Lower

2867 Candler Woods
At. Decatur GA
30032



2867 Candler Woods
At. Decatur GA
30032



McDonough

January 25 3:52 PM



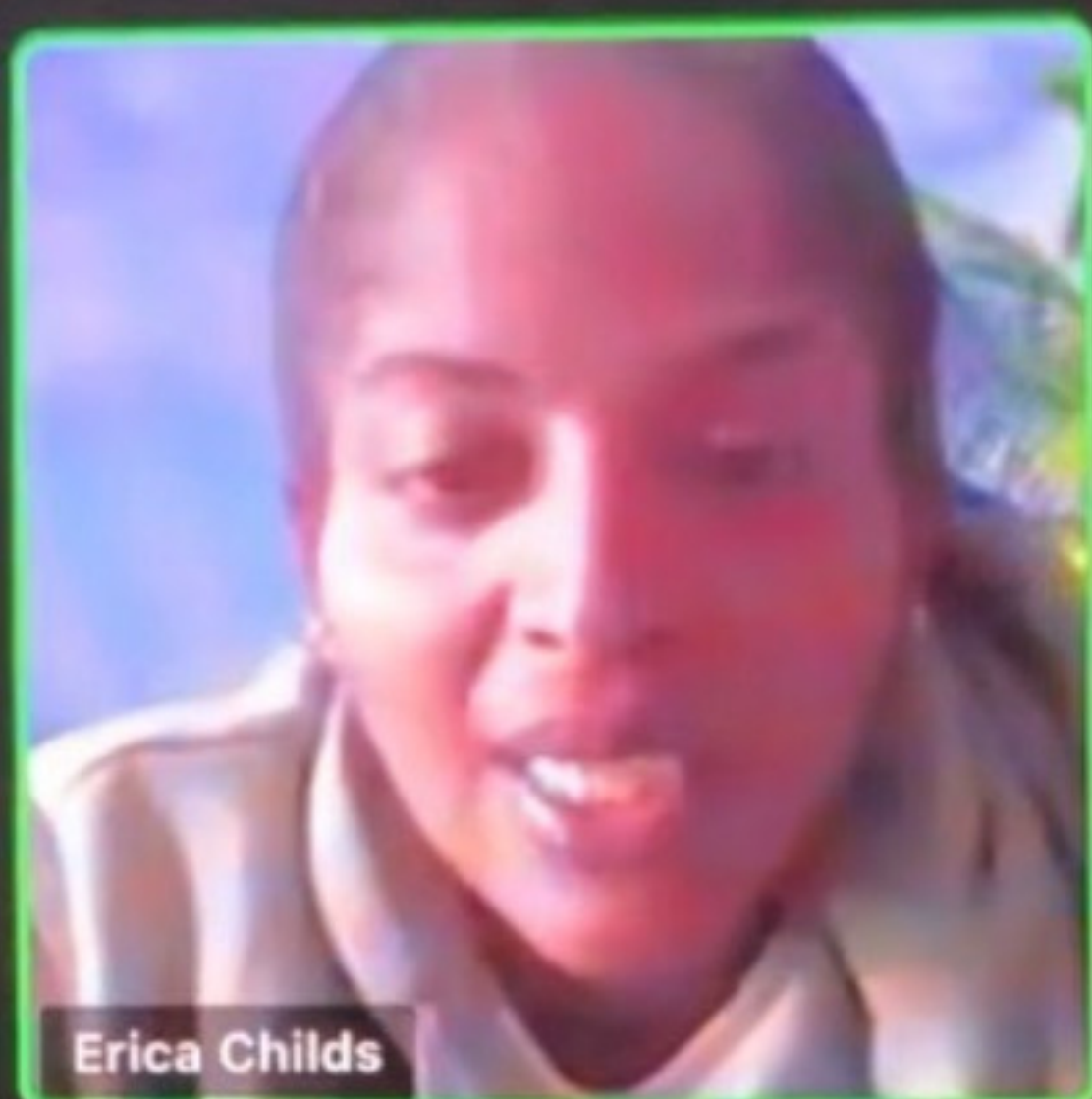
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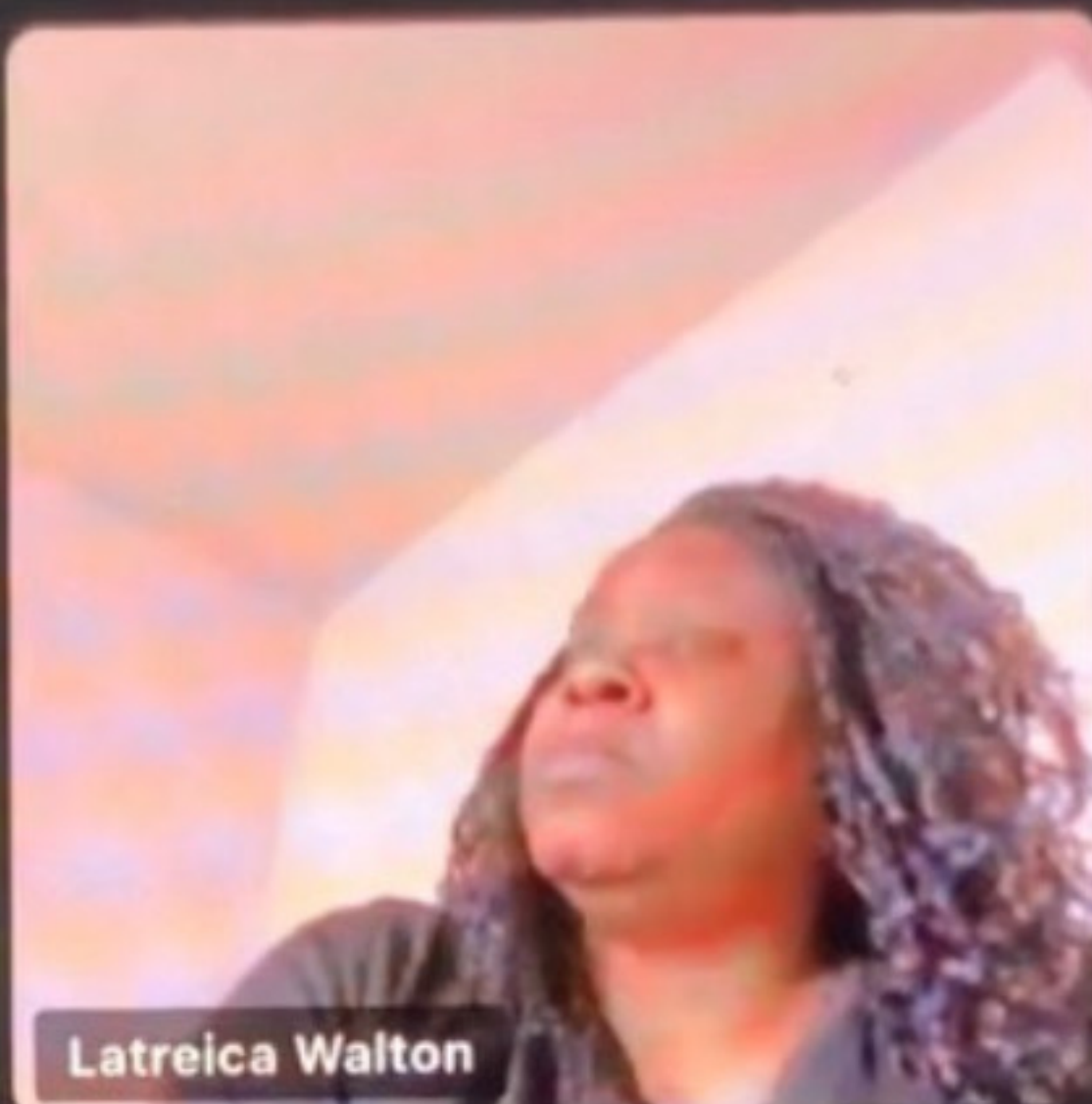


Saturday
3:26 PM

All Photos



Erica Childs



Latreica Walton



vertonia jarrett



iPhone



Yvonne's iPad



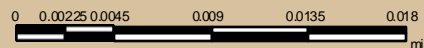
Steve



01:36



DeKalb County Parcel Map

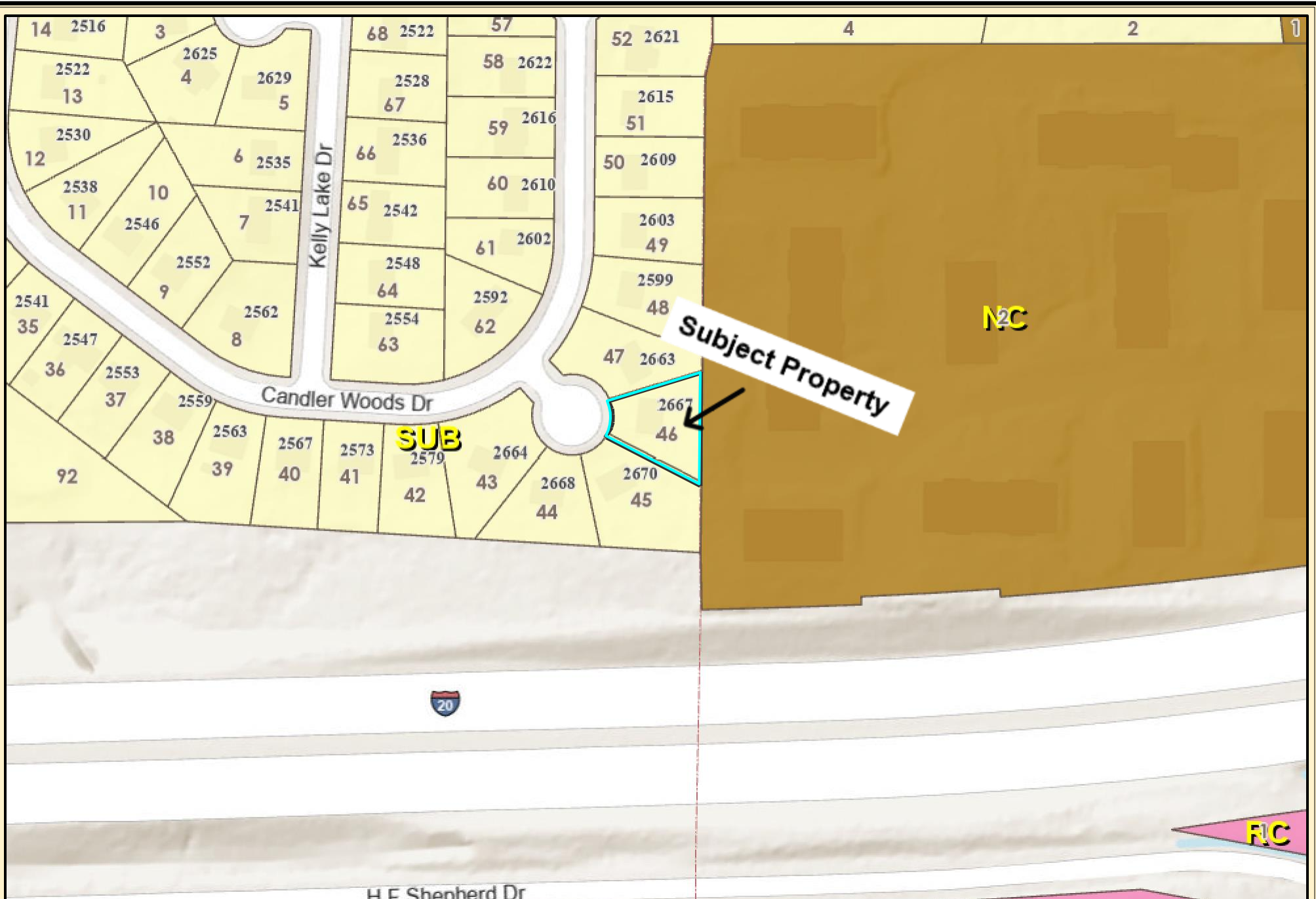


Date Printed: 4/9/2025

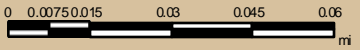


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DeKalb County Parcel Map

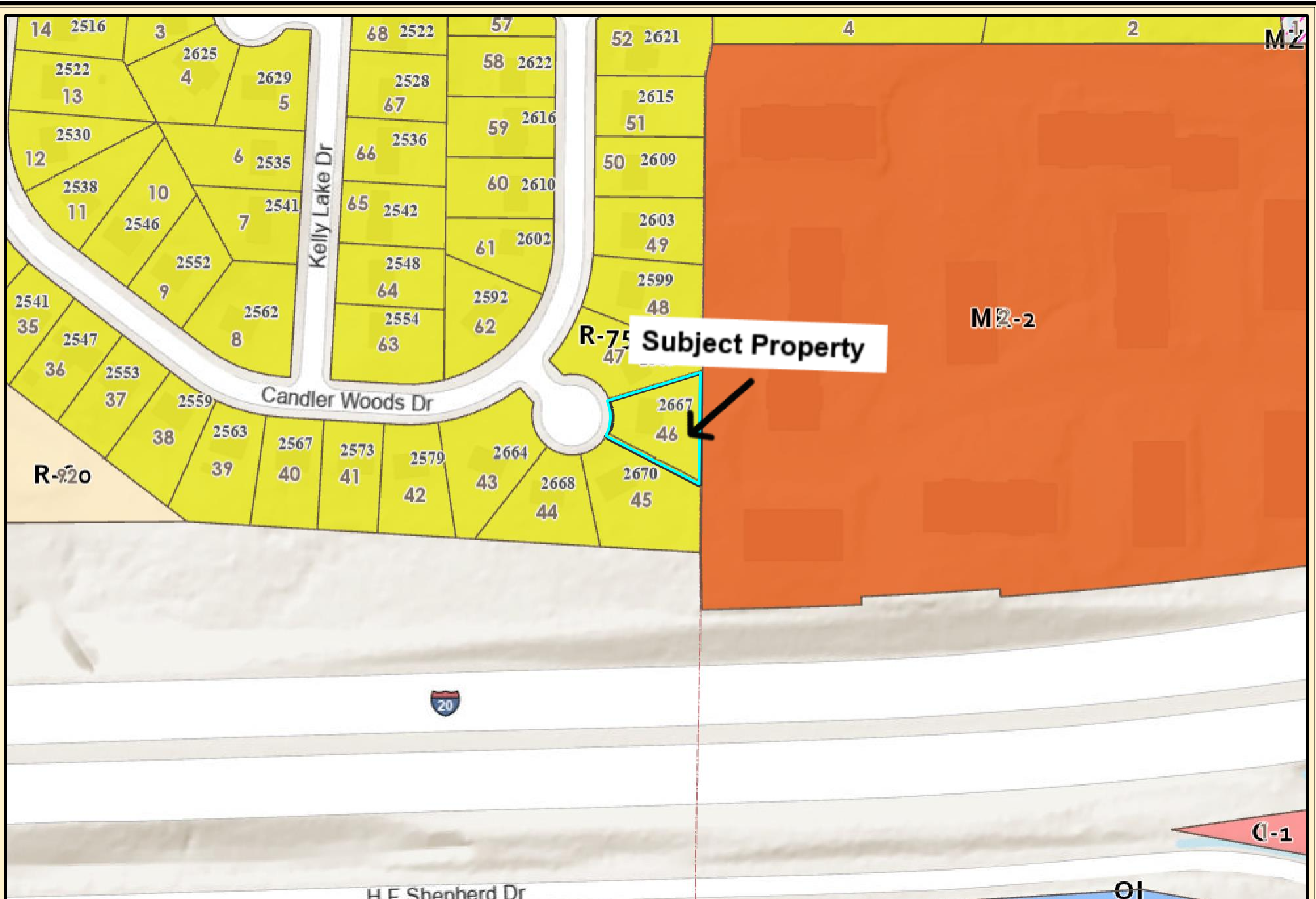


Date Printed: 3/6/2025

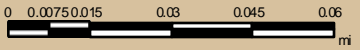


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DeKalb County Parcel Map



Date Printed: 3/6/2025



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From: ellenkates <ellenkates@yahoo.com>

Sent: Wednesday, April 16, 2025 5:05 PM

To: Plansustain <plansustain@dekalbcountyga.gov>

Subject: SLUP 25-1247431 2667 Candler Woods Ct

Writing to object this request to have a 6-person care home. Applicant was unable or unwilling to articulate her qualifications to run a care home except for her "passion". She presented no relevant education, experience or credentials and as far as staffing said she would hire professionals according to the needs of the child residents. So first you get the children and then the staff?

Please deny this request.

Ellen Kates

2593 Kelly Lake Rd

Ellenkates@yahoo.com

Sent from my Galaxy

From: ellenkates <ellenkates@yahoo.com>
Sent: Wednesday, April 16, 2025 5:05 PM
To: Plansustain <plansustain@dekalbcountyga.gov>
Subject: SLUP 25-1247431 2667 Candler Woods Ct

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Please deny this request.
Ellen Kates
2593 Kelly Lake Rd
Ellenkates@yahoo.com
Sent from my Galaxy

The Kelly Lake Communities Homeowners Petition Objection Form

Support this petition against, Erica Childs, owner of Scared Hearts, LLC. We, the homeowners of Kelly Lake Communities are requesting the following:

1. We are opposing the Rezoning of the home located at 2667 Candler Woods Ct. for a Foster Home.

Please Print Information – Yes, I'm a homeowner

- | | |
|--|---|
| 1. Name <u>Naomi Ward</u> | Address <u>2610 Candler Woods Dr Dec GA 30033</u> |
| Email (Optional) <u>naomikward@aol.net</u> | Signature <u>Naomi G. Ward</u> |
| 2. Name <u>Ralph Covington</u> | Address <u>2601 Kelly Lake, Decatur, GA 30033</u> |
| Email (Optional) <u>bcoving45@aol.com</u> | Signature <u>Ralph W Covington</u> |
| 3. Name <u>Vertonia Jarrett</u> | Address <u>2632 Candler Woods Dr</u> |
| Email (Optional) <u>vertoniaja@gmail.com</u> | Signature <u>Vertonia Jarrett</u> |
| 4. Name <u>Abri Reuven</u> | Address <u>2729 Kelly Lake Road</u> |
| Email (Optional) _____ | Signature <u>[Signature]</u> |
| 5. Name <u>ANA REUVEN</u> | Address <u>2729 Kelly Lake Rd, Dec 30032</u> |
| Email (Optional) _____ | Signature <u>[Signature]</u> |
| 6. Name <u>Carl Jaffer</u> | Address <u>2603 Yale Terrace</u> |
| Email (Optional) <u>carl.jaffer@gmail.com</u> | Signature <u>C. Jaffer</u> |
| 7. Name <u>BONNIE P. COLE</u> | Address <u>2629 Candler Woods Dr, Decatur</u> |
| Email (Optional) <u>colebonnie22@gmail.com</u> | Signature <u>Bonnie P. Cole</u> |
| 8. Name <u>Patricia Wheeler</u> | Address <u>2559 Candler Wood Dr.</u> |
| Email (Optional) _____ | Signature <u>Patricia Wheeler</u> |
| 9. Name <u>Varius Montford</u> | Address <u>2559 Candler Wood dr.</u> |
| Email (Optional) <u>ellenkats@yahoo</u> | Signature <u>V. Montford</u> |
| 10. Name <u>Ellen Kats</u> | Address <u>2593 Kelly Lake Rd</u> |
| Email (Optional) <u>ellenkats@yahoo</u> | Signature <u>[Signature]</u> |
| 11. Name <u>Ellen Peck</u> | Address <u>2615 Candler Woods Dr.</u> |
| Email (Optional) <u>peck3eek@comcast.net</u> | Signature <u>Ellen Peck</u> |
| 12. Name <u>ERIC PEEK</u> | Address <u>Eric Peck 2615 CANDLER WOODS DR</u> |
| Email (Optional) <u>ERPEEK918@YAHOO.COM</u> | Signature <u>Eric Peck</u> |
| 13. Name <u>Stephen Conover</u> | Address <u>2775 Augusta Way, Decatur 30032</u> |
| Email (Optional) _____ | Signature <u>[Signature]</u> |

NAME OF VOLUNTEER PETITIONER:

Vertonia Jarrett
Vertonia Jarrett

DATE:

2-20-25

The Kelly Lake Communities Homeowners Petition Form

ReZoning Application 2667 Candler Woods Dr.

14. Name Yvonne Jobe Address 2441 La Fortune Dr Decatur 30032
Email (Optional) Yvonne.Jobe@yahoo.com Signature Yvonne Jobe
15. Name Terrilyn Heath Address 2631 Candler Woods Dr
Email (Optional) terrynheath@gmail.com Signature THeath
16. Name JAMES LUSTER Address 2627 Candler Woods Dr
Email (Optional) JELUSTER@comcast.net Signature James Luster
17. Name Chequita Stephens Address 2542 Kelly Lake Rd
Email (Optional) _____ Signature Stephens Dec. 30032
18. Name GARY DuMONT Address 2705 Kelly Lake Road
Email (Optional) _____ Signature Gary Dumont
19. Name Latreica Walton Address 2552 Candler Woods Drive
Email (Optional) _____ Signature Latreica Walton
20. Name Cynthia Hill Address 2533 Candler Woods Dr
Email (Optional) _____ Signature Cynthia Hill
21. Name Leonard Wright Address 2529 Candler Woods Dr
Email (Optional) _____ Signature _____
22. Name Betty J Ross Address 2517 Candler Woods Dr
Email (Optional) _____ Signature Betty J. Ross
23. Name Rhonda Beazley Address 2537 Candler Woods Dr
Email (Optional) RBeazley@yahoo.com Signature Rhonda Beazley
24. Name Mr + Mrs Lester + Sandra Thomas Address 2625 Candler Woods Way Decatur Ga 30032
Email (Optional) Miss Sandra T @ Yahoo.com Signature Sandra + Lester Thomas
25. Name Arlene Mae Carter Address 2626 Candler Woods Way Deca. Ga 30032
Email (Optional) ArleneMaeCarter@Gm Signature Arlene Mae Carter

NAME OF VOLUNTEER PETITIONER:

Vertonia Jarrett

DATE:

2-20-25

Kelly Lake Communities
Homeowners Petition Objection Form
2667 Candler Woods Ct
Scared Hearts, LLC

NAME (Print) Iris Terrell
ADDRESS 2627 Kelly Lake Rd
SIGNATURE Iris Terrell
EMAIL ADDRESS _____

NAME (Print) Kayanna Dyer
ADDRESS 2528 Kelly Lake Dr
SIGNATURE Kayanna Dyer
EMAIL ADDRESS Kayannadyer@yahoo.com

NAME (Print) Barbara Pratt
ADDRESS 2810 Kelly Lake Dr. Decatur, GA 30032
SIGNATURE Barbara Pratt
EMAIL ADDRESS _____

NAME (Print) CHARLES WILLIAMS
ADDRESS 2522 Kelly Lake Dr
SIGNATURE Charles Williams
EMAIL ADDRESS _____

NAME (Print) KENNETH GIVENS
ADDRESS 2567 Candler Woods Dr.
SIGNATURE Kenneth Givens
Email givensk7@gmail.com

NAME (Print) Jerry Latimer
ADDRESS 2602 Candler Woods Dr.
SIGNATURE Jerry Latimer
EMAIL ADDRESS jrlat61@yahoo.com

NAME (Print) Leslie A Wallace
ADDRESS 2554 Kelly Lake Dr
SIGNATURE Leslie A. Wallace
EMAIL ADDRESS LS1-Wllc@yahoo.com

VERTONIA JARRETT
Vertonia Jarrett
NAME OF VOLUNTEER PETITIONER

2-20-25
DATE

The Kelly Lake Communities

Homeowners Petition Objection Form

Support this petition against, Erica Childs, owner of Scared Hearts, LLC. We, the homeowners of Kelly Lake Communities are requesting the following:

1. We are opposing the Rezoning of the home located at 2667 Candler Woods Ct. for a Foster Home.

Please Print Information – Yes, I’m a homeowner

1. Name	<u>Laura Sperling</u>	Address	<u>2664 Yale Terrace</u>
Email (Optional)	<u>prclnmusike@aol.com</u>	Signature	<u>Laura Sperling</u>
2. Name	<u>Scott Sperling</u>	Address	<u>2664 Yale Terrace</u>
Email (Optional)	<u>rehscott@aol.com</u>	Signature	<u>Scott Sperling</u>
3. Name	<u>Eric Ellison</u>	Address	<u>2579 Candler Woods Dr</u>
Email (Optional)	<u>ericellison17@gmail.com</u>	Signature	<u>E. Ellison</u>
4. Name	<u>FREDDIE JARRETT</u>	Address	<u>2610 Candler Woods Dr</u>
Email (Optional)		Signature	<u>Freddie Jarrett</u>
5. Name	<u>Tedra Johnson</u>	Address	<u>2613 Candler Woods Drive</u>
Email (Optional)	<u>teddjohn7@gmail.com</u>	Signature	<u>T Johnson</u>
6. Name	<u>Vivian Minter</u>	Address	
Email (Optional)	<u>Vam2020@bellsouth.net</u>	Signature	<u>Vivian Minter</u>
7. Name	<u>Bang Hadden</u>	Address	<u>2743 Kelly Lake Rd</u>
Email (Optional)		Signature	<u>X</u>
8. Name	<u>Terry Bigby</u>	Address	<u>2622 Candlerwood Dr</u>
Email (Optional)	<u>T.D. Bigby56@aol.com</u>	Signature	<u>Terry Bigby</u>
9. Name	<u>Yolanda Williams</u>	Address	<u>2609 Candler Woods Dr</u>
Email (Optional)		Signature	<u>Yolanda Williams</u>
10. Name		Address	
Email (Optional)		Signature	
11. Name		Address	
Email (Optional)		Signature	
12. Name		Address	
Email (Optional)		Signature	
13. Name		Address	
Email (Optional)		Signature	

NAME OF VOLUNTEER PETITIONER: Vertonia Jarrett DATE: 2-20-25