

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07

**Application of Hyacinth Davis for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district, at 3574 Boring Road..**

**PETITION NO:** N8-2025-0292 SLUP-25-1247429

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

**LOCATION:** 3574 Boring Road, Decatur, Georgia 30034

**PARCEL NO. :** 15 092 03 014

**INFO. CONTACT:** Andrea Folgherait, Sr. Planner

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Hyacinth Davis for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** (April 2025) Denial.

**PLANNING COMMISSION:** (May 6, 2025) Denial.

**PLANNING STAFF:** (May 7, 2025) Full Cycle Deferral\_rev. 05.07.2025

**STAFF ANALYSIS:** The Special Land Use Permit (SLUP) application for a Personal Care Home (PCH), *Peace of Mind Personal Care*, for up to six (6) adults is located within an R-100 zoning district. The subject site is within a SUB (Suburban) Character Area. The primary structure consists of four (4) bedrooms, providing sufficient housing for the four (4) adult residents. The PCH will support the goals of a SUB Character Area. SUB Character Areas encourage innovative housing types to increase housing choice and income diversity without significantly altering established neighborhood development patterns (2050 Unified Plan, Pg. 41). Additionally, assisted living facilities are identified as appropriate features for SUB Character Areas. These facilities provide essential services and address the greater needs of the region by providing quality care for aging populations and individuals who require assisted care. Additional factors from *Section 7.4.6 SLUP Criteria to be Considered (A-N)*: - The proposed use is not expected to generate additional traffic, noise, smoke, odor, dust, or vibration, and unlikely to negatively impact adjacent land uses. - Operations will be twenty-four (24) hours daily, seven (7) days a week, by four (4) Healthcare Professionals to supervise and care for 4 residents. - No on-street parking will be permitted. The driveway is sufficient for 4 vehicles. - Public services, facilities, and utilities have been assessed and found sufficient to serve the proposed use without significant additional demand. - The property has direct access to E Chapel Circle (Local Road) and fronts Boring Road (Collector Road). There appears to be safe and efficient ingress and egress on to E Chapel Circle and adequate traffic-carrying capacity to prevent congestion along Boring Road. - The proposal satisfies all Supplemental Regulations (*Section 27-4.2.41 Personal care homes and child caring institutions*) including the minimum required separation (1,000 feet) from another PCH. - The scale of the structure and operations are proportionate to the property and surrounding area. The proposed PCH appears to meet all Zoning Ordinance requirements, including the Supplemental Regulations, advances the goals of the 2050 Unified Plan, and addresses the needs of the neighborhood and broader community. However, the Applicant did

not attend the May 6<sup>th</sup>, 2025 Planning Commission Meeting and was not able to address community concerns or present their proposal. Therefore, staff recommends a ***“Full Cycle Deferral to the July 2025 zoning agenda”***.

**PLANNING COMMISSION VOTE: (May 6, 2025) Denial 6-0-0. FINAL MOTION:** Vivian Moore moved, Jan Costello seconded for denial. **(1st Motion:** Winton Cooper moved, Vivian Moore seconded to table this item until the end of the agenda, due the applicant not being present. Motion passed 6-1-0. Jan Costello opposed. **2<sup>nd</sup> Motion:** Vivian Moore moved, Winton Cooper seconded to take this item off the table and sound it. Motion passed 5-0-0. Edward Patton was not present for this vote.)

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (April 2025) Denial 8-0-0.** Denial based on community opposition and potentially lower property values.

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**Planning Commission Hearing Date: May 6, 2025**  
**Board of Commissioners Hearing Date: May 22, 2025**

**STAFF ANALYSIS**

<b>Case No.:</b>	SLUP-25-1247429	<b>Agenda #:</b> 2025-0292
<b>Address:</b>	3574 Boring Road, Decatur, GA 30034	<b>Commission District:</b> 03 Super <b>District:</b> 07
<b>Parcel ID(s):</b>	15-092-03-014	
<b>Request:</b>	Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.	
<b>Property Owner(s):</b>	Hyacinth Davis	
<b>Applicant/Agent:</b>	Hyacinth Davis	
<b>Acreage:</b>	0.46 acres	
<b>Existing Land Use:</b>	Single Family Residence	
<b>Surrounding Properties:</b>	<b>North:</b> Residential Medium Lot-100 (R-100) <b>East:</b> R-100 <b>South:</b> R-100 <b>West:</b> R-100	
<b>Comprehensive Plan:</b>	<b>SUB (Suburban)</b>	<b>Consistent X      Inconsistent</b>

**Staff Recommendation: Full Cycle Deferral.**

The Special Land Use Permit (SLUP) application for a Personal Care Home (PCH), *Peace of Mind Personal Care*, for up to six (6) adults is located within an R-100 zoning district. The subject site is within a SUB (Suburban) Character Area. The primary structure consists of four (4) bedrooms, providing sufficient housing for the four (4) adult residents.

The PCH will support the goals of a SUB Character Area. SUB Character Areas encourage innovative housing types to increase housing choice and income diversity without significantly altering established neighborhood development patterns (*2050 Unified Plan*, Pg. 41). Additionally, assisted living facilities are identified as appropriate features for SUB Character Areas. These facilities provide essential services and address the greater needs of the region by providing quality care for aging populations and individuals who require assisted care.

Additional factors from *Section 7.4.6 SLUP Criteria to be Considered (A-N)*:

- The proposed use is not expected to generate additional traffic, noise, smoke, odor, dust, or vibration, and unlikely to negatively impact adjacent land uses.
- Operations will be twenty-four (24) hours daily, seven (7) days a week, by four (4) Healthcare Professionals to supervise and care for 4 residents.
- No on-street parking will be permitted. The driveway is sufficient for 4 vehicles.
- Public services, facilities, and utilities have been assessed and found sufficient to serve the proposed use without significant additional demand.
- The property has direct access to E Chapel Circle (Local Road) and fronts Boring Road (Collector Road). There appears to be safe and efficient ingress and egress on to E Chapel Circle and adequate traffic-carrying capacity to prevent congestion along Boring Road.
- The proposal satisfies all Supplemental Regulations (*Section 27-4.2.41 Personal care homes and child caring institutions*) including the minimum required separation (1,000 feet) from another PCH.
- The scale of the structure and operations are proportionate to the property and surrounding area.

The proposed PCH appears to meet all Zoning Ordinance requirements, including the Supplemental Regulations, advances the goals of the *2050 Unified Plan*, and addresses the needs of the neighborhood and broader community. However, the Applicant did not attend the May 6<sup>th</sup>, 2025 Planning Commission Meeting and was not able to address community concerns or present their proposal. Therefore, staff recommends a ***"full cycle deferral to the July 2025 zoning agenda"***.

## 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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](mailto: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](http://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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

**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:**

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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](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

**COMMENTS FORM:**

**PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-25-1247429 Parcel I.D. #s: 15 092 03 014  
Address: 3574 Boring Road  
Decatur, Ga. 30345

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) 6/7<sup>th</sup> 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: There weren't any traffic engineering concerns  
at this time.

Signature: \_\_\_\_\_



**DEKALB COUNTY  
GOVERNMENT PLANNING  
DEPARTMENT DISTRIBUTION  
FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID [jreid@dekalbcountyga.gov](mailto:jreid@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto: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:** \_\_\_\_\_



<b>MARTA May 2025 Case Comments</b>
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**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.

Date Received: \_\_\_\_\_ Application No: \_\_\_\_\_

APPLICANT NAME: HYACINTH DAVIS

Daytime Phone: 347-512-4027 E-Mail: Sophiadavis235@yahoo.com

Mailing Address: 3574 boring Rd Decatur Georgia 30034

Owner Name: HYACINTH DAVIS

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

Daytime Phone: 347-512-4027 E-Mail: Sophiadavis235@yahoo.com

Mailing Address: 3574 boring Rd Decatur Georgia 30034

SUBJECT PROPERTY ADDRESS OR LOCATION: 3574 boring Rd Decatur Georgia

DeKalb County, GA

Parcel ID: \_\_\_\_\_ Acreage or Square Feet: \_\_\_\_\_ Commission Districts: \_\_\_\_\_

Existing Zoning: \_\_\_\_\_ Proposed Special Land Use (SLUP): \_\_\_\_\_

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:

HYACINTH DAVIS

[Signature]

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 3574 Boring Road, Decatur, Georgia 30035 be changed to allow for the establishment of a 24-hour care home. The purpose of this letter is to provide the necessary information and rationale for the request.

A) Proposed Zoning Classification:

The proposed zoning classification for the property at 3574 Boring Road, 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, Peace of Mind Personal Care Home is committed to providing compassionate, professional, and personalized care services to individuals who require assistance with our 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 to 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 includes (6) bedrooms for residents.**

D) Detailed Characteristics of the Proposed Use:

- Total floor area: 2016 sqft
- Height of the building: Not Known
- Number of units: Four (4) bedrooms for residents
- Mixed 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 operation: The personal care home will operate 24 hours a day, seven days a week, to provide round-the-clock care and supervision of 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 it with guidance on the steps and requirements for the rezoning process. We are also ready to collaborate with the City Zoning Departments 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 (347-512-4027) or

[sophiadavis235@yahoo.com](mailto:sophiadavis235@yahoo.com).

Sincerely

Hyacinth Davis

Peace of Mind Personal Care Home

## **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 4 bedrooms. 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-carving 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.

**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, ensure 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.



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: Feb. 14, 2025

TO WHOM IT MAY CONCERN:

(I), (WE) HYACINTH DAVIS  
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
<u>UDUSERI ELVIS E.</u> Notary Public	<u>HYACINTH DAVIS</u> Owner

**UDUSERI ELVIS E.**  
Notary Public, State of New York  
No. 011D6150695  
Qualified in Bronx County  
Commission Expires 08/01/2026



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.

IDUSERI ELVIS E.  
Notary

(Signature) 2/16/25  
Signature of Applicant/Date

Check one: Owner ☒ Agent \_\_\_\_\_

08-07-2026  
Expiration Date/ Seal

**IDUSERI ELVIS E.** Notary seal not needed if answer is "no".  
Notary Public, State of New York  
No. 011D6150695  
Qualified in Bronx County  
Commission Expires 08/07/2026

REFERENCE:  
P.B. 43 PG. 2  
P.B. 38 PG. 69

E CHAPEL CIRCLE 60' R/W

Arc: 73.18'  
Rad: 206.34'  
S 80°40'30" E  
Crd: 72.79'

Arc: 15.10'  
Rad: 10.00'  
S 23°47'03" E  
Crd: 13.70'

LAURIE WOODS LANE 60' R/W

N/F  
RANDALL  
LOT 47

N 02°49'19" E  
137.00'

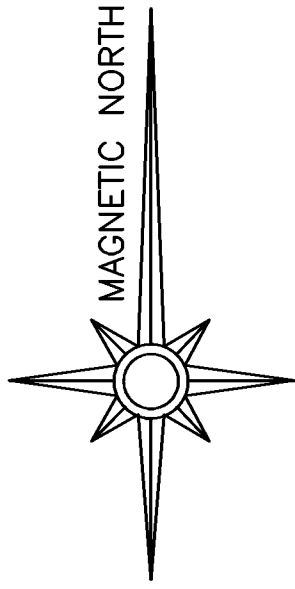
0.46 ACRES  
LOT 14

N 70°46'41" W  
120.00'

N/F  
BUTTS  
LOT 15

I.P.P.  
1/2" R.B.

BORING ROAD 70' R/W



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*William Sims*

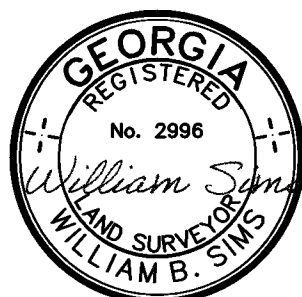
Registered Georgia Land Surveyor No. 2996  
Address: 971 Center Point Rd, Carrollton, Ga 30117  
Telephone Number: 678-873-3119  
Date: July 10, 2024

Field work performed: July 8, 2024  
Equipment used to obtain linear and angular measurements used in the preparation of this plat: Spectra Precision Focus 35

This plat has been calculated for closure and is found to be accurate within one foot in 109,455.6 feet.  
By: William B. Sims

SURVEY FOR  
**HYACHINTH DAVIS**  
LAND LOT 92, 15th DISTRICT  
DEKALB COUNTY, GEORGIA  
DATE: 10 JULY 2024 SCALE: 1"=40'

**LEGEND:**  
I.P.F. ----IRON PIN FOUND  
I.P.P. ----IRON PIN PLACED  
O.T. ----OPEN TOP PIPE  
C.T. ----CRIMPED TOP PIPE  
R.B. ----IRON RE-BAR  
ESM'T ----EASEMENT  
---X--- FENCE



S&S LAND SURVEYING  
GEORGIA LICENSED  
(678) 873-3119  
SANDSLANDSURVEYING.COM

← Back



## Hyacinth Davis Zoom Call



Sophia Davis

To LINDA KENNEDY, Brenda B... · Mon, Jan 20 at 11:03 PM ▾



Hello Good Evening everyone,

I hope you are having a good day. My name is Hyacinth Davis I own the home at 3574 Boring Road on the corner of East Chapel Circle and Boring Road. I am inviting everyone who lives within 500 feet of 3574 Boring Road to a Zoom meeting to discuss some important information. Please share this information with anyone else who lives within this perimeter. The Zoom information is below. Thank You!

Hyacinth Davis is inviting you to a scheduled Zoom meeting.

Topic: Hyacinth Davis 3574 Boring Road

Time: Feb 3, 2025, 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

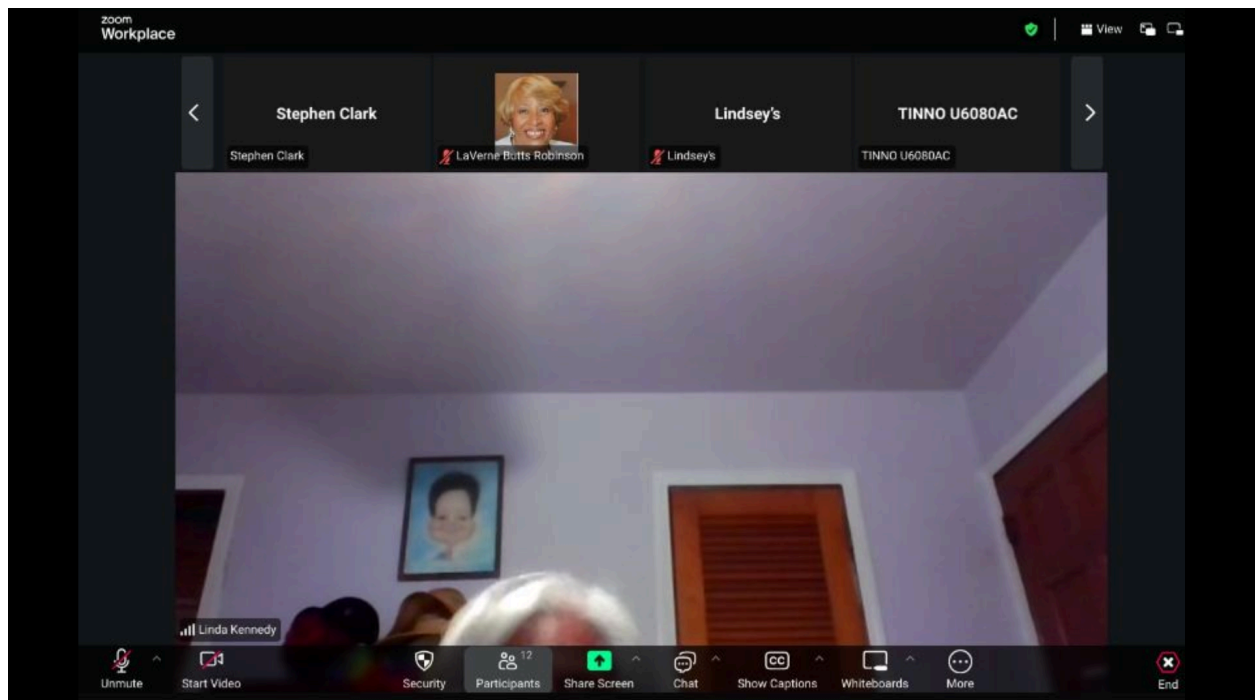
<https://us05web.zoom.us/j/83078723606?pwd=kPeMZCOBEHil9c3wVzncJlEahaYPdD.1>

Meeting ID: 830 7872 3606

Passcode: 5E22qn

Best,

Hyacinth Davis



## Participants (12)



Find a participant

D	Davia (Host, Me)	
TU	TINNO U6080AC	
L	Lindsey's	
	LaVerne Butts Robinson	
SC	Stephen Clark	
A	Andy Forbes	
HD	Hyacinth Davis	
LK	Linda Kennedy	
G	Butts-Jones (Conner)	
BB	Brenda Baety	
SS	Samsung SM-S134DL	
PR	P Randall	



# PURCHASE AND SALE AGREEMENT

Offer Date: March 2, 2024



2024 Printing

## A. KEY TERMS AND CONDITIONS

1. **Purchase and Sale.** The undersigned buyer(s) ("Buyer") agree to buy and the undersigned seller(s) ("Seller") agree to sell the real property described below including all fixtures, improvements and landscaping therein ("Property") on the terms and conditions set forth in this Agreement.

a. **Property Identification:** Address: 3574 Boring Dr.  
City Decatur, County DeKalb, Georgia, Zip Code 30035  
MLS Number: 20132493 Tax Parcel I.D. Number: 15 092 03 014

b. **Legal Description:** The legal description of the Property is (select one of the following below):

- ☐ (1) attached as an exhibit hereto;  
☐ (2) Condominium (attach F204 Condominium Resale Purchase and Sale Exhibit)  
☒ (3) the same as described in Deed Book 6934, Page 387, et. seq., of the land records of the above county; OR  
☐ (4) Land Lot(s) \_\_\_\_\_ of the \_\_\_\_\_ District, \_\_\_\_\_ Section/ GMD, Lot \_\_\_\_\_, Block \_\_\_\_\_, Unit \_\_\_\_\_, Phase/Section \_\_\_\_\_ of \_\_\_\_\_ Subdivision/Development, according to the plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_, et. seq., of the land records of the above county.

2. **Purchase Price of Property to be Paid by Buyer.**  
\$ 290,000.00

3. **Closing Costs.**  
Seller's Contribution at Closing: \$ 3,000.00

4. **Closing Date and Possession.**

Closing Date shall be March 29, 2024 with possession of the Property transferred to Buyer  
☒ upon Closing OR ☐ \_\_\_\_\_ days after Closing at \_\_\_\_\_ o'clock ☐ AM ☐ PM (attach F219 Temporary Occupancy Agreement).

5. **Closing Law Firm ("Closing Attorney").**  
Brochstein and Bantley P.C.

Phone Number:  
(770)507-1766

6. **Holder of Earnest Money ("Holder").** (If Holder is Closing Attorney, F510 must be attached as an exhibit hereto, and F511 must be signed by Closing Attorney.) Brochstein and Bantley P.C.

7. **Earnest Money.** Earnest money will be paid to Holder in a method of payment acceptable to the Holder of immediately available funds as follows:

- ☐ a. \$ \_\_\_\_\_ as of the Offer Date.  
☒ b. \$ 2,000.00 within 5 days from the Binding Agreement Date.  
☐ c. \_\_\_\_\_

8. **Inspection and Due Diligence.**

- a. **Due Diligence Period:** Property is being sold subject to a Due Diligence Period of 10 days from the Binding Agreement Date.  
b. **Option Payment for Due Diligence Period:** In consideration of Seller granting Buyer the option to terminate this Agreement, Buyer:  
(1) has paid Seller \$10.00 in nonrefundable option money, the receipt and sufficiency of which is hereby acknowledged; plus  
(2) shall pay directly to Seller additional option money of \$ \_\_\_\_\_ by ☐ check ☐ ACH or ☐ wire transfer of immediately available funds either ☐ as of the Offer Date; OR ☐ within \_\_\_\_\_ days from the Binding Agreement Date. Any additional option money paid by Buyer to Seller ☐ shall (subject to lender approval) or ☐ shall not be applied toward the purchase price at Closing and shall not be refundable to Buyer unless the Closing fails to occur due to the default of the Seller.

9. **Lead-Based Paint.** To the best of Seller's knowledge, the residential dwelling(s) on the Property (including any portion thereof or painted fixture therein) ☒ was (attach F316 Lead-Based Paint Exhibit) OR ☐ was not built prior to 1978.

10. **Brokerage Relationships in this Transaction.**

- a. **Buyer's Broker is** Coldwell Banker Realty and is:  
(1) ☒ representing Buyer as a client,  
(2) ☐ working with Buyer as a customer,  
(3) ☐ acting as a dual agent representing Buyer and Seller,  
(4) ☐ acting as a designated agent where:  
\_\_\_\_\_ has been assigned to exclusively represent Buyer.
- b. **Seller's Broker is** Hope Realty Team, Inc. and is:  
(1) ☒ representing Seller as a client,  
(2) ☐ working with Seller as a customer,  
(3) ☐ acting as a dual agent representing Buyer and Seller,  
(4) ☐ acting as a designated agent where:  
\_\_\_\_\_ has been assigned to exclusively represent Seller.

c. **Material Relationship Disclosure:** The material relationships required to be disclosed by either Broker are as follows:  
Listing agent related to seller

11. **Time Limit of Offer.** The Offer set forth herein expires at 4 pm o'clock \_\_\_\_\_ m. on the date March 6, 2024.

Buyer(s) Initials HD

Seller(s) Initials RMS

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F201, Purchase and Sale Agreement, Page 1 of 10, 01/01/24

Chief Executive Officer  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director  
Cedric Hudson

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

Applicant Name: Hyacinth Davis Phone: 347-512-4027 Email: sophiadavis235@yahoo.com  
Property Address: 3574 Boring Road, Decatur 30034  
Tax Parcel ID: 15 092 03 014 Comm. District(s): 3 & 7 Acreage: 0.46  
Existing Use: \_\_\_\_\_ Proposed Use: PCH for the elderly for up to 6.  
Supplemental Regs: \_\_\_\_\_ Overlay District: No DRI: \_\_\_\_\_  
Rezoning: Yes \_\_\_\_\_ No X  
Existing Zoning: R-100 Proposed Zoning: \_\_\_\_\_ Square Footage/Number of Units: \_\_\_\_\_  
Rezoning Request: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Land Use Plan Amendment: Yes \_\_\_\_\_ No \_\_\_\_\_

Existing Land Use: SUB Proposed Land Use: \_\_\_\_\_ Consistent \_\_\_\_\_ Inconsistent \_\_\_\_\_

Special Land Use Permit: Yes X No \_\_\_\_\_ Article Number(s) 27- \_\_\_\_\_

Special Land Use Request(s): Personal care home for the elderly, up to 6.  
\_\_\_\_\_  
\_\_\_\_\_

Major Modification:

Existing Case Number(s): None

Condition(s) to be modified:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: \_\_\_\_\_ Review Calendar Dates: X PC: \_\_\_\_\_ BOC: \_\_\_\_\_  
 Letter of Intent: \_\_\_\_\_ Impact Analysis: \_\_\_\_\_ Owner Authorization(s): \_\_\_\_\_ Campaign Disclosure: \_\_\_\_\_  
 Zoning Conditions: \_\_\_\_\_ Community Council Meeting: \_\_\_\_\_ Public Notice, Signs: \_\_\_\_\_  
 Tree Survey, Conservation: \_\_\_\_\_ Land Disturbance Permit (LDP): \_\_\_\_\_ Sketch Plat: \_\_\_\_\_  
 Bldg. Permits: \_\_\_\_\_ Fire Inspection: \_\_\_\_\_ Business License: \_\_\_\_\_ State License: \_\_\_\_\_  
 Lighting Plan: \_\_\_\_\_ Tent Permit: \_\_\_\_\_ Submittal Format: NO STAPLES, NO BINDERS PLEASE

### Review of Site Plan

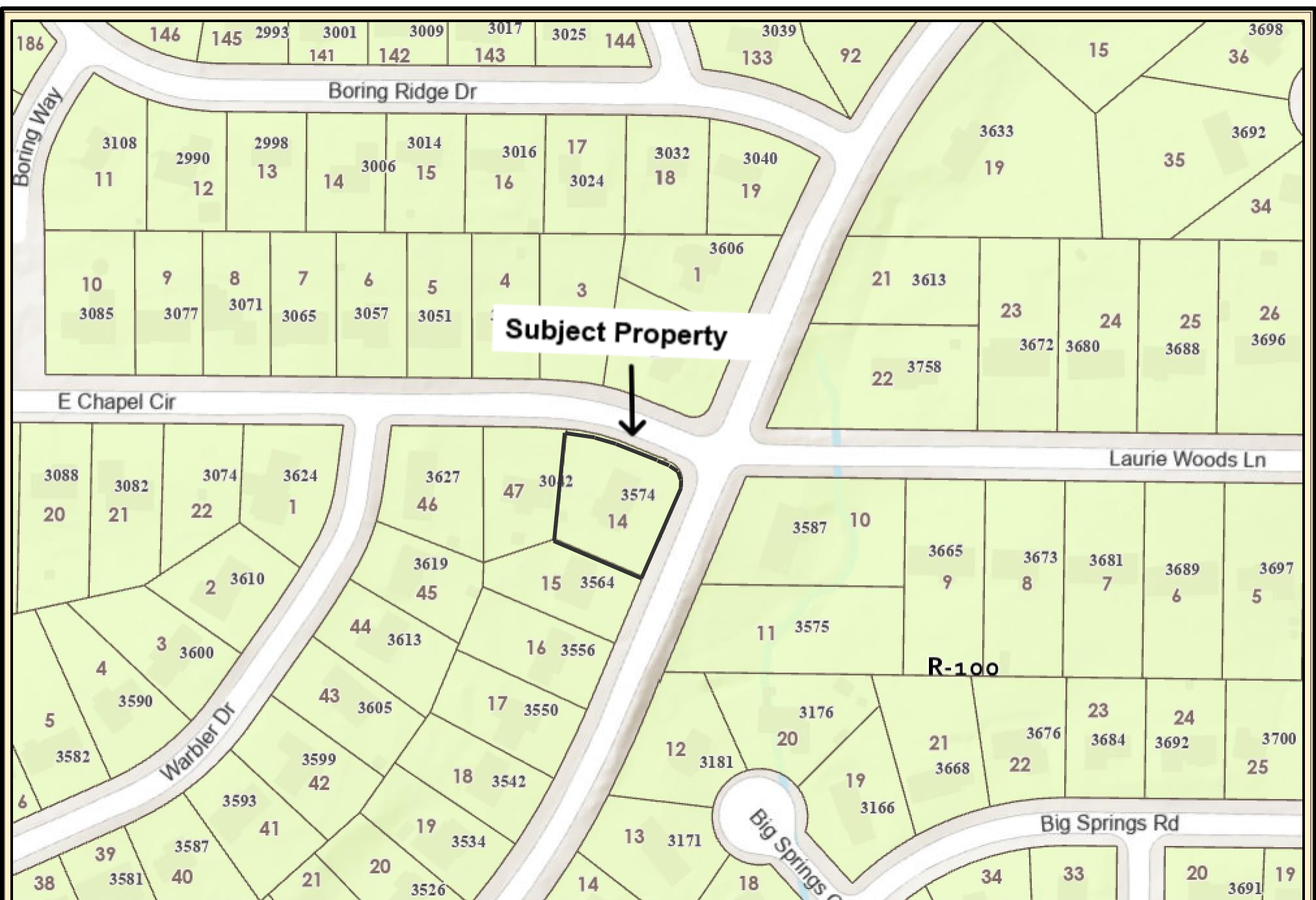
Density: \_\_\_\_\_ Density Bonuses: \_\_\_\_\_ Mix of Uses: \_\_\_\_\_ Open Space: \_\_\_\_\_  
 Enhanced Open Space: \_\_\_\_\_ Setbacks: front \_\_\_\_\_ sides \_\_\_\_\_ side corner \_\_\_\_\_ rear \_\_\_\_\_  
 Lot Size: \_\_\_\_\_ Frontage: \_\_\_\_\_ Street Widths: \_\_\_\_\_ Landscape Strips: \_\_\_\_\_  
 Buffers: \_\_\_\_\_ Parking Lot Landscaping: \_\_\_\_\_ Parking - Auto: \_\_\_\_\_ Parking - Bicycle: \_\_\_\_\_  
 Screening: \_\_\_\_\_ Streetscapes: \_\_\_\_\_ Sidewalks: \_\_\_\_\_ Fencing/Walls: \_\_\_\_\_  
 Bldg. Height: \_\_\_\_\_ Bldg. Orientation: \_\_\_\_\_ Bldg. Separation: \_\_\_\_\_ Bldg. Materials: \_\_\_\_\_  
 Roofs: \_\_\_\_\_ Fenestration: \_\_\_\_\_ Façade Design: \_\_\_\_\_ Garages: \_\_\_\_\_ Pedestrian Plan: \_\_\_\_\_  
 Perimeter Landscape Strip: \_\_\_\_\_  
 Possible Variances: \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

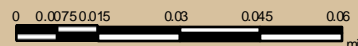
Planner: LaSondra Hill, Admin Specialist Date: 4/22/2024

### FILING FEES

<b>REZONING:</b>	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
<b>LAND USE MAP AMENDMENT</b>		\$500.00
<b>SPECIAL LAND USE PERMIT</b>		\$400.00



# DeKalb County Parcel Map

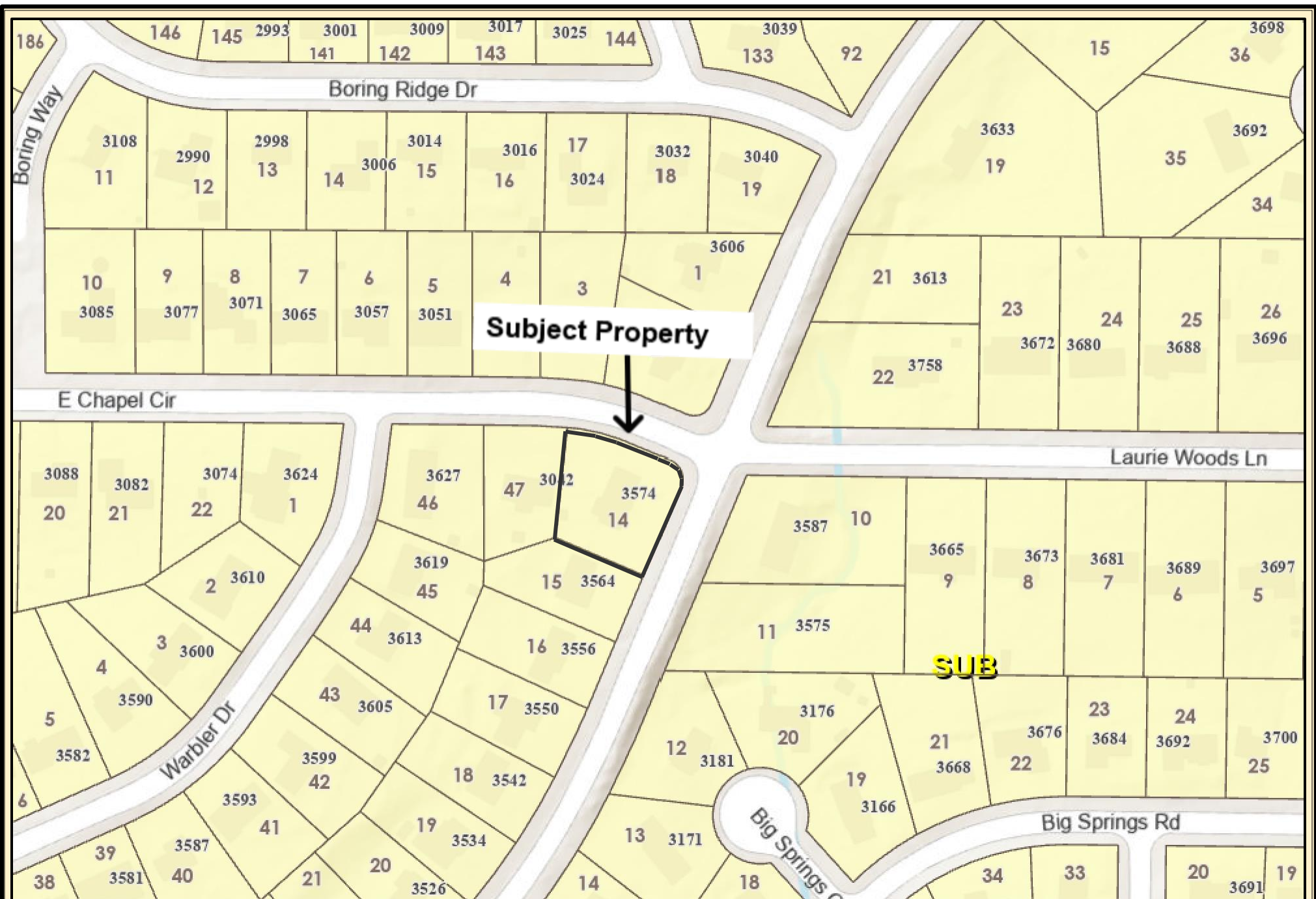


Date Printed: 3/6/2025



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# DeKalb County Parcel Map



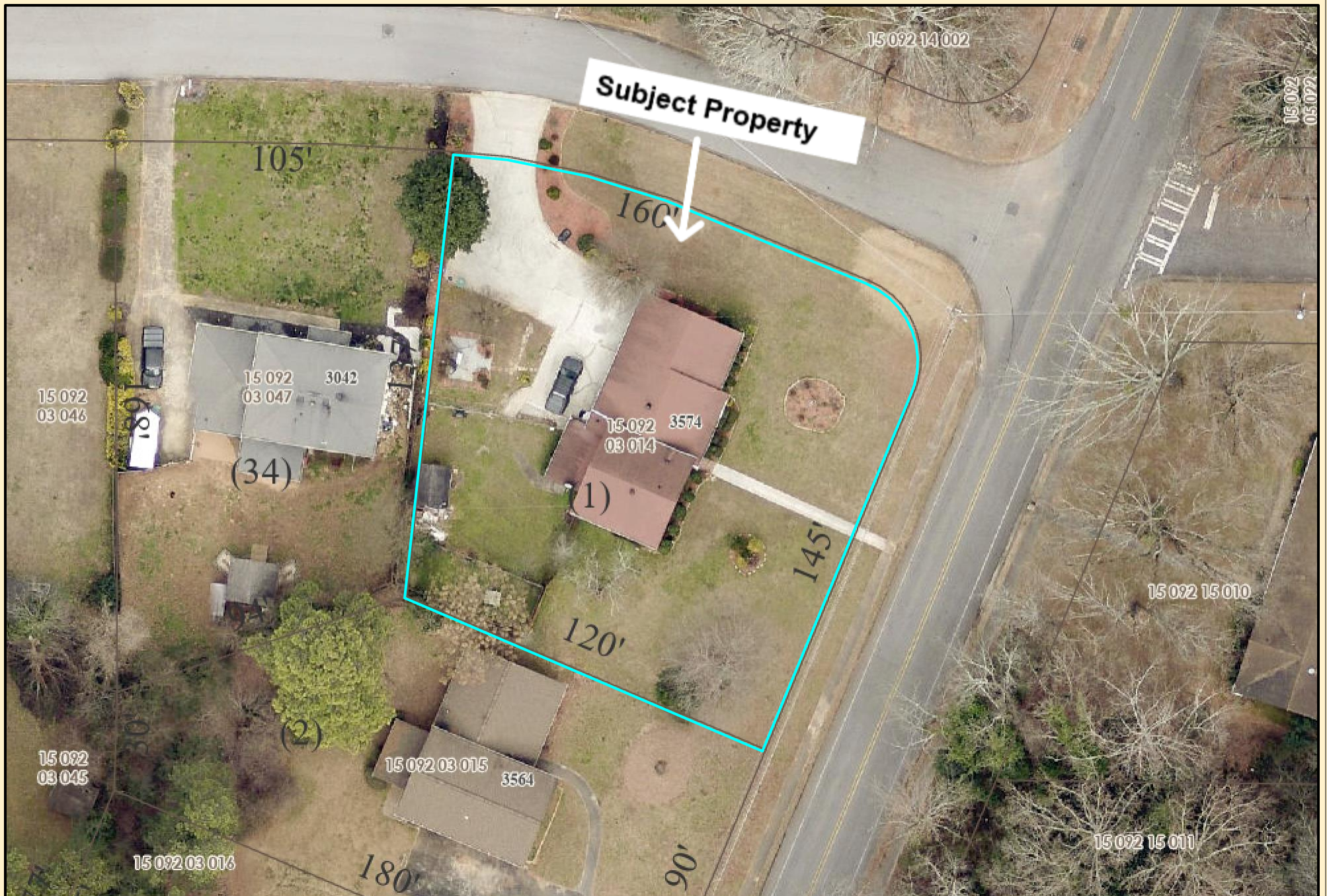
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Date Printed: 3/6/2025

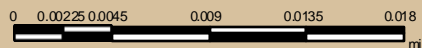


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**DeKalb County Parcel Map**



Date Printed: 4/9/2025



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