

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

Special Land Use Permit PCH/CCI (4-6)
(with no new construction)

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

SLUP Request for: ☐ Over 18 ☒ Under 18 Years of Age (check one)

Subject Property Address: 2931 Ward Lake Way, Ellenwood GA 30294

Distance to the closes Personal Care Home/Child Care Institution: Panthersville Group Home

Parcel ID Number(s): 15 009 05 032

Acreage: 59.600 + 1,240 Commission District(s): 3 + 6 Super District(s): _____

Zoning Designation: ~~RSM~~ SLUP Land Use Designation: _____

Applicant(s) Name: WALTER ARTIS AND FELICIA WILLIAMS

Applicant Mailing Address: 238 Walker Street SW, #15 Atlanta GA 30313

Application Phone: (404) 483-0421 Applicant Email: williams.taxpro@gmail.com

Owner(s) Name: WALTER ARTIS AND FELICIA WILLIAMS
(if more than one owner, attach list of owners and contact information)

Owner(s) Mailing Address: 238 WALKER STREET SW, #15 ATLANTA GA 30313

Owner(s) Phone: (404) 483-0421 Owner(s) Email: williams.taxpro@gmail.com
WLAyouthservices@gmail.com

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

☒ Owner ☐ Agent

Walter Artis
Felicia Williams 10/2/2025
Applicant/Agent Signature Date

Confirmation the Property is over 1,000 feet from any other group home.

2931 Ward Lake Way, Ellenwood, Georgia 30294 is more than 1,000 feet away from any other group home. 2931 Ward Lake Way, Ellenwood, Georgia 30294 is approximately 1.6 miles from nearest group home, Panthersville Group Home, located at 4050 Panthersville Road, Ellenwood, Georgia 30294.

WLA Youth Services LLC
Walter Artis and Felicia Williams
2931 Ward Lake Way, Ellenwood GA 30294
wlayouthservices@gmail.com
Telephone # 404-483-0421

September 17, 2025

RE: Community Meeting - Special Use Permit (RENEWAL) for 2931 Ward Lake Way, Ellenwood GA 30294

Dear Property Owners,

We would like for you to join our Zoom meeting on Friday, October 3th, at 6:30 pm to 7:30 pm to discuss our renewal application for a Special Use Permit for the property located at [2931 Ward Lake Way, Ellenwood GA 30294](#). The main purpose of this special use permit is to operate a Child Caring Placement for special needs children. To find out more about the project or ask questions please see meeting details below:

YOU ARE INVITED TO A SPECIAL USE PERMIT MEETING

WLA Youth Services/Walter Artis and Felicia Williams are inviting you to a scheduled Zoom meeting.

Topic: WLA Youth Services Community Meeting

Time: Oct 3, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/81135238735?pwd=8e8qaNYQ1ZgVQ2DhZzgy0dW8FDhTv.1>

Meeting ID: 811 3523 8735

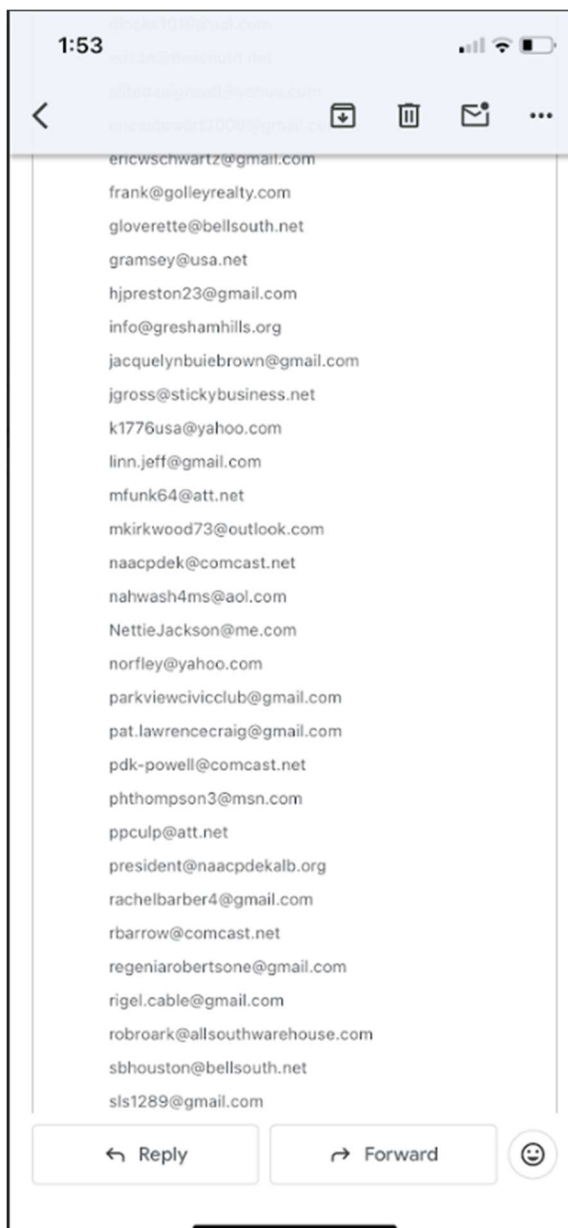
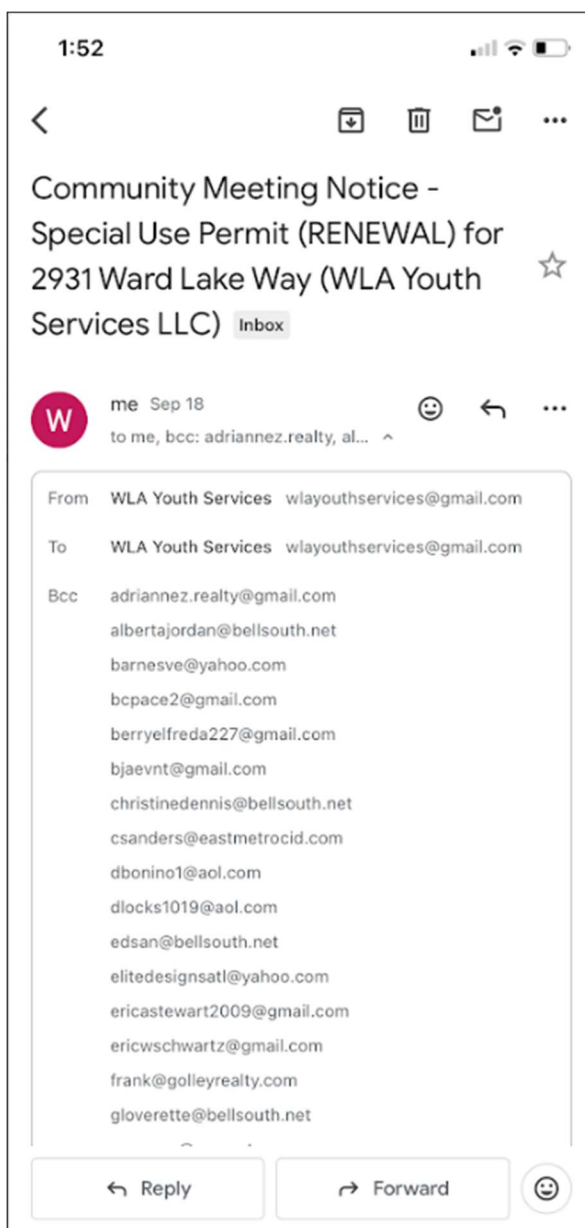
Passcode: FhK7Lq

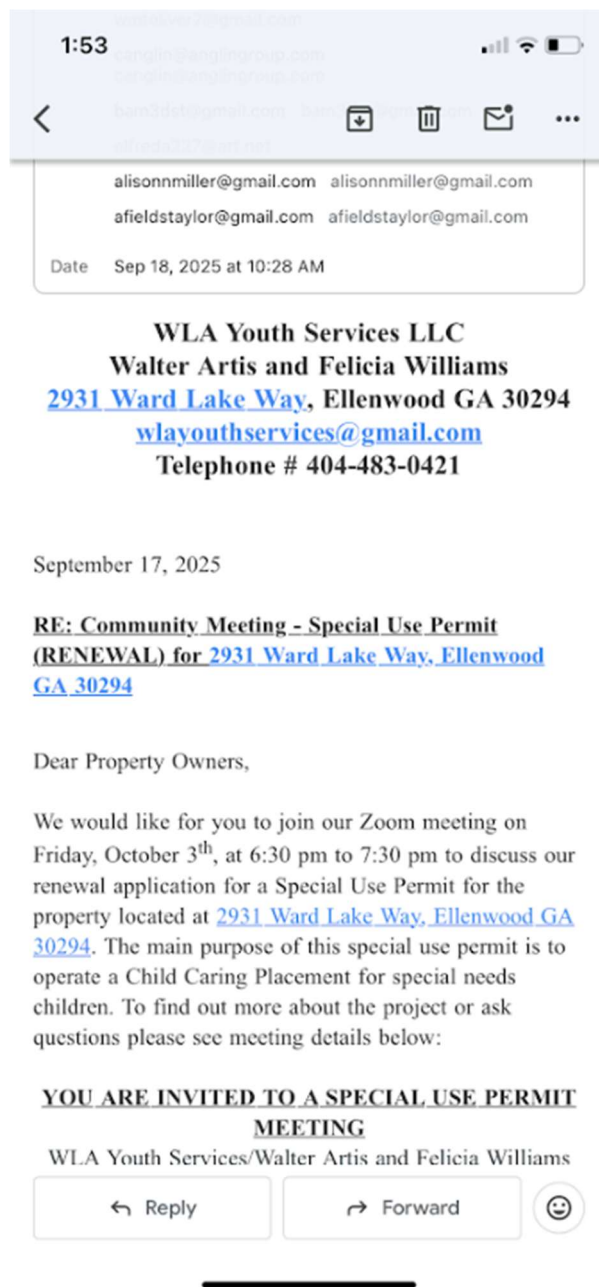
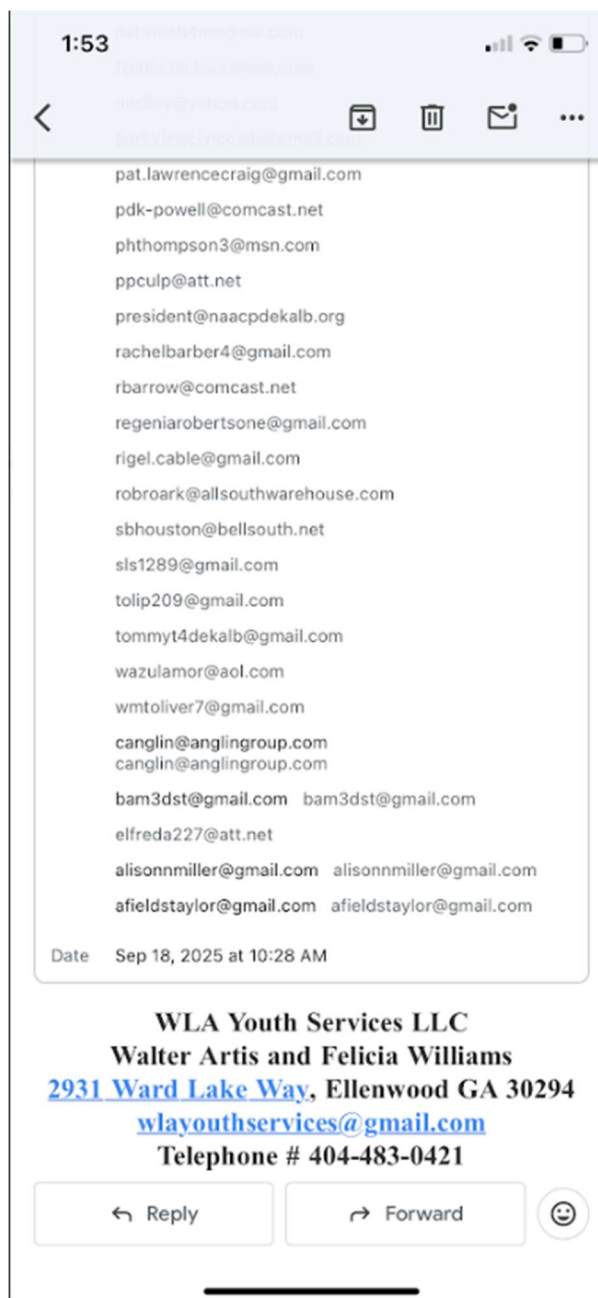
If you are unable to attend but would like to contact us, please send reach out directly to us at the contact information in the header. We look forward to you joining our meeting.

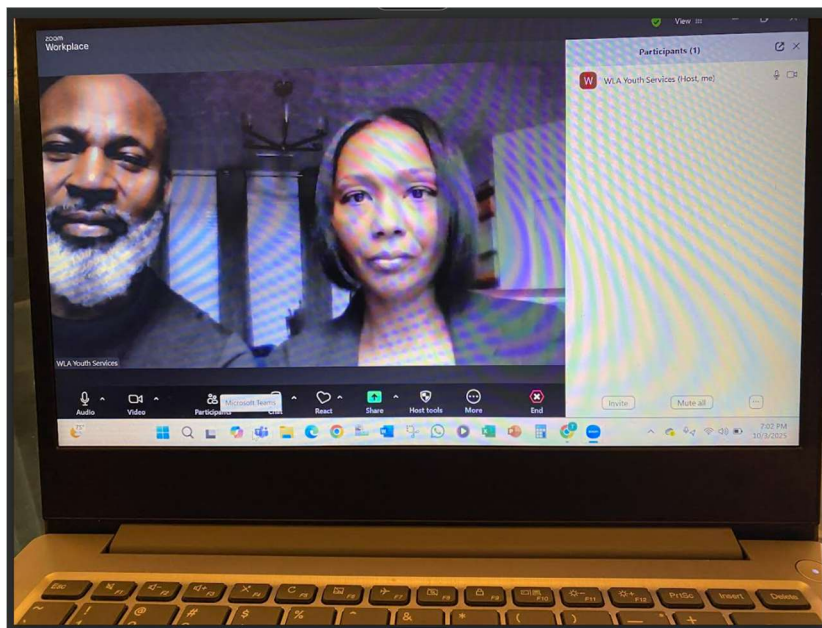
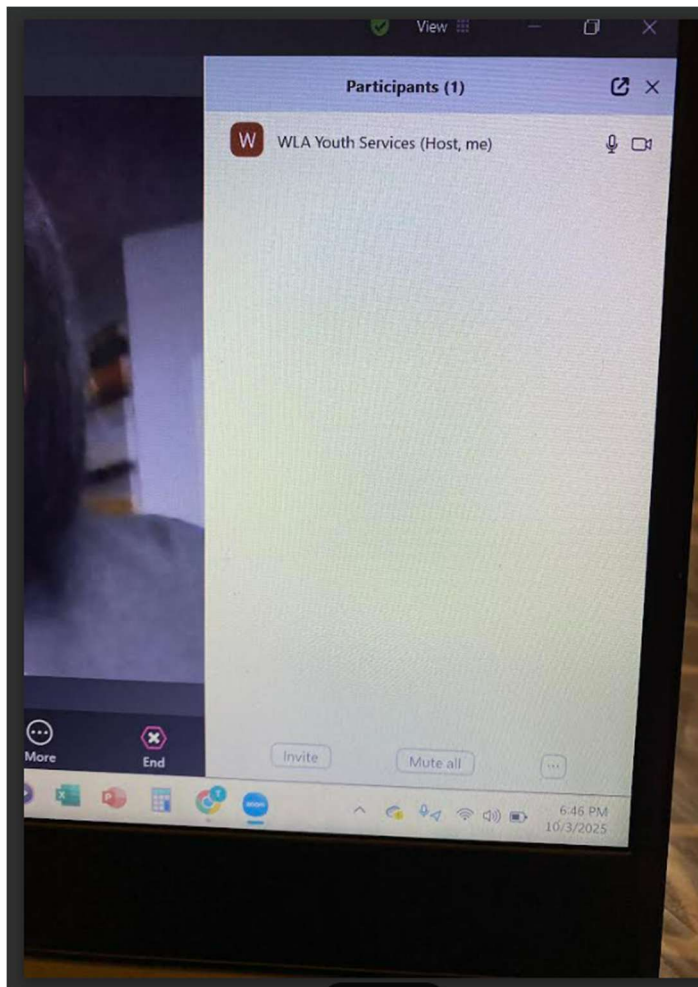
Sincerely,

WLA Youth Services
Walter Artis and Felicia Williams

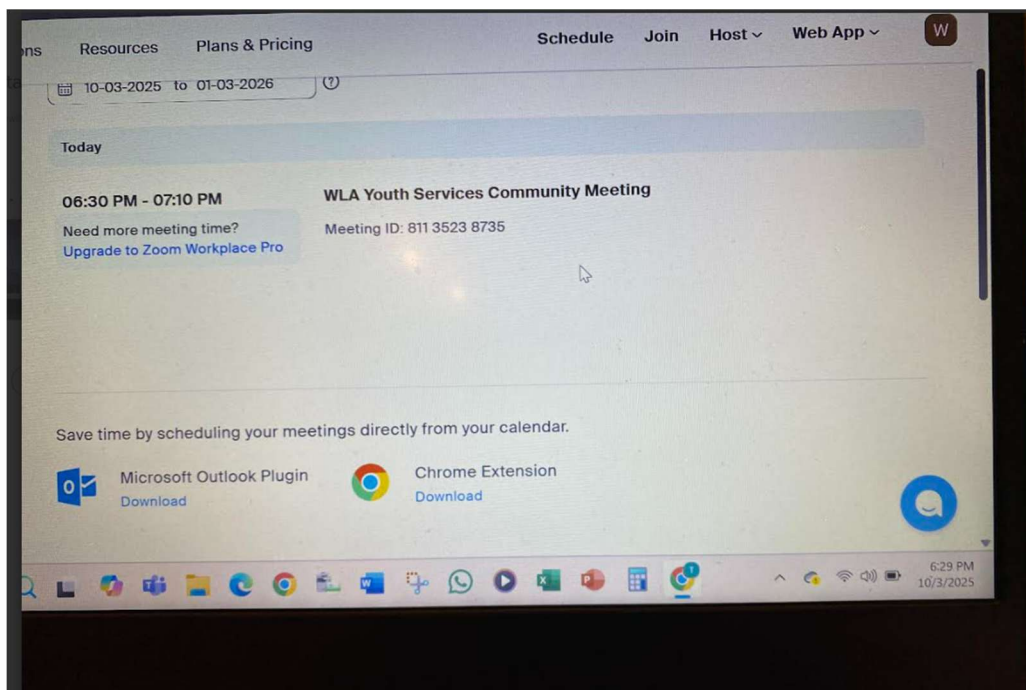
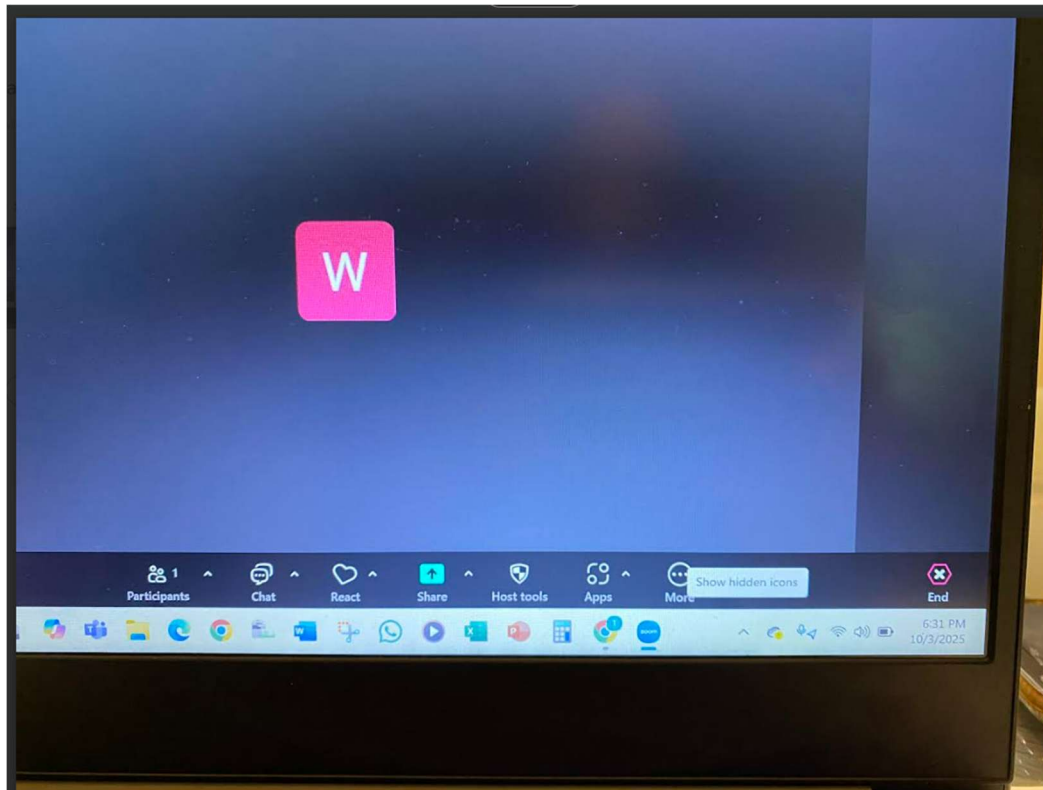
Meeting Notification sent out 9/18/2025 for meeting 10/03/2025







re u m tta ommun t Meeting ocumentation 10/03/2025 at 30 m



WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

Letter of Application and Impact Analysis

WLA Youth Services LLC is requesting a Special Land Use Permit from Dekalb County to operate a Child Caring Institution (CCI) specialty group home for youths between the ages of 14 years old and 21 years old. The demographics of the youths in our program are described as youths with developmental disabilities. Most commonly, youths with intellectual disabilities, autism spectrum disorder, down syndrome or cerebral palsy. The youths in this program are children with special needs who need 24 hour/7 days a week care and supervision. These youth are not considered high risk for crime or any other serious offenses and do not pose a threat to themselves or the community.

Purpose of the House: Our facility is a 2-story home containing 3 bedrooms 2.5 baths that will allow our program to house a maximum of six (6) youths. Two youth per room with 3 youths per bathroom. Our program provides 24 hours a day, 7 days a week supervision covered by our site staff as well as live 24 hour security camera system for additional support. All coverage will be performed by four (4) site staff members working ten (10) hour rotating shifts, a program director and life coach. Both the Program Director and Life Coach will make multiple site visits throughout the week to oversee the supervision of the youths within the home. Rest assure the youths in this program will always have full supervision 24 hours a day. Each site staff member as well as the program director and life coach are trained and certified in fire safety and CPR. Additionally, our home is equipped with (2) fire extinguishers, fire alarms, exit signs and smoke detectors directly hardwired into law enforcement and the fire department.

Parking: The location can hold up to four (4) cars in the parking spaces (driveway) and two (2) cars in the garage. On each shift there will not be more than two cars parked in the parking spaces per day.

Before Mr. Walter Artis and Ms. Felicia Williams can start this program, they are required to obtain housing zoned (special land use permit) with a capacity of six (6) youths and young adults and must also obtain a Residential Child Care Licensing (RCCL) for operations in the state of Georgia within all counties and cities only. Mr. Walter Artis and Ms. Felicia Williams must submit a copy of the zoning (Special Land Use Permit) letter and the Fire Marshall Inspection before they are allowed to obtain licensing from Residential Child Care Licensing (RCCL) and Office of Provider Management (OPM). The average time frame to complete this process is twelve (12) months and therefore we would like to get approval for zoning so that we can move forward with all the other prerequisites for the program application and paperwork submission. All contracts from the Office of Provider Management (OPM) are given twice per year – July/October. All applications are accepted by the Office of Provider Management (OPM) in November 2025 and February 2026.

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

Home Data



Location Address: 2931 Ward Lake Way, Ellenwood, Georgia 30294

Siding Home with three exits – Single Family Home

Parking Spaces for 4 to 6 Cars in front of House

3 Bedrooms/2 ½ Bathrooms

Total Square Feet: 1240 sq ft

Other relevant information regarding Special Land Use Permit request:

1. No HOA Presence
2. After pre-application meeting letters/notification sent to all home owners within 500 feet of 2931 Ward Lake Way
3. Meeting Held October 3, 2025 @ 6:30 pm – No opposition to move forward with plan

Statement of Conditions Discussion with Neighborhood

The special land use permit discussion was held via Zoom on October 3, 2025 at 6:30 pm. No one from the community of homeowners or interested parties attended the meeting. Mr. Walter Artis and Felicia Williams were prepared to explain to the group that this is only for a special land use permit and that it would not impact property value or insurance rates of the properties.

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

Property taxes and insurance: We have owned a home in this community for several years and are fully vested in the property value and community safety. It is important to note we are applying for a Special Land Use Permit and this permit does not and will not impact property values, property taxes or insurance rates of the properties. This project will not create any adverse impacts to any adjoining properties because the facility will operate as a normal home in the community.

Parking and Traffic: Our home can hold up to four (4) cars in the driveway parking spaces and two (2) cars in the garage. There will be at least one vehicle parked in the driveway at all times. This vehicle will belong to the site staff working their shift. The program director and life coach's vehicles will also frequently park in the driveway to conduct site visits and transport the youth to doctor's appointments. This project will have minimal to no impact on the neighborhood and surrounding areas in regards to traffic volume/congestion, noise, smoke, odor, dust or vibration generated by the proposed use. Our only anticipated traffic slow will occur during the shift changes of our onsite staff members.

Expected launch date is July 2026 tentatively.

Impact Analysis

Criteria: Sec 27-7,4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 4.

- A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yard, 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. **The land area for use for this project is adequate for the proposed use for this property. The program requires a minimum of 3-4 bedrooms with each room with an appropriate 80 sq feet. With a total of 1240 sq feet no expansion will be needed for this project.**
- B. Compatibility of the proposed use with adjacent properties and land use and other properties and land uses in the district, and whether the proposed use will create

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use. **The project will have minimal on the neighborhood and surrounding areas in regards to traffic volume/congestion, noise, smoke, odor, dust or vibration generated by the proposed use. On each shift there will only be one staff so only one car will be parked on the premise with the maximum being two vehicles (when program director or life coach conducts onsite visits). The program director and life coach's vehicles will also frequently park in the driveway to conduct site visits and transport the youth to doctor's appointments.**

- C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic-carrying capacity), and utilities to serve contemplated. **Traffic slow will only occur every ten (10) hours when sifts are changed and this will not impact the flow of traffic or cause any disturbance of traffic, no noise nor community traffic problems for the neighborhood. Based on the staffing needs only two cars will be on the property at any given time.**
- D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area. **The impact traffic on the public street will be minimal since doctors' appointments and outside visits by the six (6) residents will be done by the staff on call for that shift. No extra transportation will be needed to cause any type of congestion for traffic. The parking space at the location has the capacity for four (4) vehicles and the enclosed garage can also accommodate two (2) extra cars.**
- E. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular reference to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency. **The location has four (4) open parking spaces at which the staff on shift car's will be parked in the garage to ensure the fire, police or any other emergency vehicle can easily access the premises this will ensure that there is safe and easy access to the property in case of an emergency.**
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use. **No! This project will not create any adverse impact upon any adjoining land because the facility will be operated just like a normal home with the residents' rules and regulations monitored by 24/7 care team and camera. The program director will conduct daily**

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

announced and unannounced visits to the premise and will ensure that the youths in this program are cared for in the manner that will not cause any issue for the community. Daily schedule activities and supervision will be an important integral part of the program schedule.

- G. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located. **Yes the property is within the line of the proposed requirement for use as a group home description needed for CCI requirements.**
- H. Whether the proposed use is consistent with the policies of the comprehensive plan. **Yes! The proposed use is consistent with the policies of the comprehensive plan for a CCI program for use in DFCS specialty care program.**
- I. Whether there is adequate provision of refuse and services areas. **Yes! There is adequate provision of refuse and service area for all incoming and outgoing service providers. The front garbage receptacle will be the main area of intake and outtake for all refuse and services. This will be structured on a weekly basis once per week.**
- J. Whether the length of time for which the special land use permit is granted should be limited in duration. **No! The property will be used perpetually as a group home and will be legacy home for descendants of the property.**
- K. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings, and whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height. **There will be no external modifications to the house width or height for this project. All modifications are internal, expanding doors, showers installing a ramp for wheelchair access and ensure that the backyard is enclosed.**
- L. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources. **No changes will be made to the house or property for this project.**
- M. Whether the proposed use satisfies the requirements contained in within the Supplemental Regulations for such special land use permit. **Yes! The proposed use satisfies the requirements the requirements contained within the Supplemental Regulations for this permit.**

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

- N. Whether the proposed use would be consistent with the needs of the neighborhood of the community as a whole, be compatible with the neigh, and would not be in conflict with the overall objectives of the comprehensive plan. **The structure of the program will be managed as a home and no external signs or reference to a business will be visible to the neighborhood or community. The program's main goal is to provide room, board and watchful oversight for youths with special needs for long term care with twenty-four (24) hours services daily. The age range of the clients will be between twelve (12) to eighteen (18) years old. These youths can be approved to stay in extended care until twenty-one (21) years old. This home will not be remodeled to change any building structure or physical appearances of the home to conflict with the current community style. No trees or plants will be removed No pool or water feature will be installed. Based on the requirements for a special land use permit this home does satisfy those requirements as stated in the CCI regulations.**

WLA YOUTH SERVICES LLC

Contact: Walter Artis and Felicia Williams

2931 Ward Lake Way

Ellenwood, Georgia 30294

Telephone Contact: (404) 483-0421

Email: WLAYouthServices@gmail.com and Williams.Taxpro@gmail.com

**Please read through the Supplemental Regulations for Child Care Institutions below.
We need responses to both D & E:**

D. Child caring institutions, general requirements. 1. Each child caring institution must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution must display its State-issued license(s) and/or permit(s) in plan view, visible from the front driveway of the facility. 2. No child caring institution may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located. **In compliance with the rules and regulations of the Child Care Institutions (CCI), WLA Youth Services LLC intends to be in full compliance with the above requirements after the zoning is approved and the appropriate paperwork is submitted to the state for approval of a license for such business as described in the rules and regulations of the CCI rules for Child Care Institutions.**

E. Child caring institutions, group (4-6 children). 1. Two (2) copies of complete architectural plans for the subject group child caring institution, signed or sealed by a registered architect, shall be submitted to the director of planning prior to the issuance of a building permit or business license. 2. Each group child caring institution must provide at least four (4) parking spaces within the driveway, garage or carport, and must comply with any applicable requirements in Article 6. **WLA Youth Services LLC intends to be in full compliance with all the rules and regulations as stated and will be including all the required paperwork with the package for review by the permitting office. The structure of the house is now setup with (4) parking spaces within driveway.**

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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.

10/1/2025
Date

TO WHOM IT MAY CONCERN:

I/We _____

Name of Owner(s)

being owner of the above-mentioned subject property hereby delegate authority to:

Name of Agent or Representative(s)

to file an application on my/our behalf.

Notary Public

Owner

Date

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Juliana A. Njoku

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 contributions 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:

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


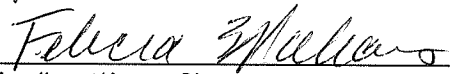
1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The **Disclosure** must be filed within 10 days after the application is first filed and must be submitted to:

CEO Lorraine Cochran-Johnson
1300 Commerce Drive
Decatur, GA 30030

DeKalb County Board of Commissioners
1300 Commerce Drive
Decatur, GA 30030

Notary


 10/7/2025
Applicant/Agent Signature Date

Check one: ☒ Owner ☐ Agent

Expiration Date/ Seal

CONTRACT NO. 01-8240



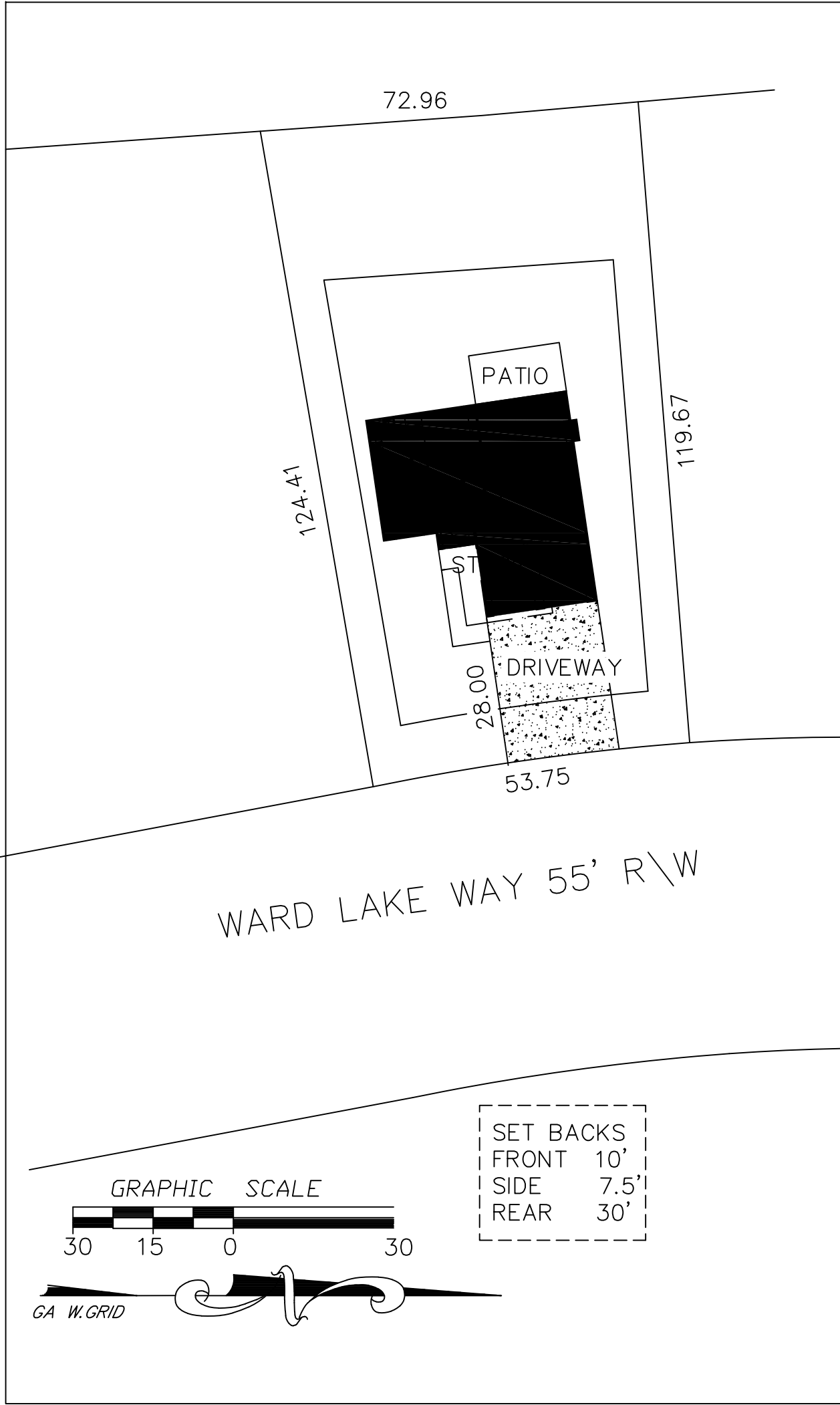


2931

SECURED BY
xfinity
home

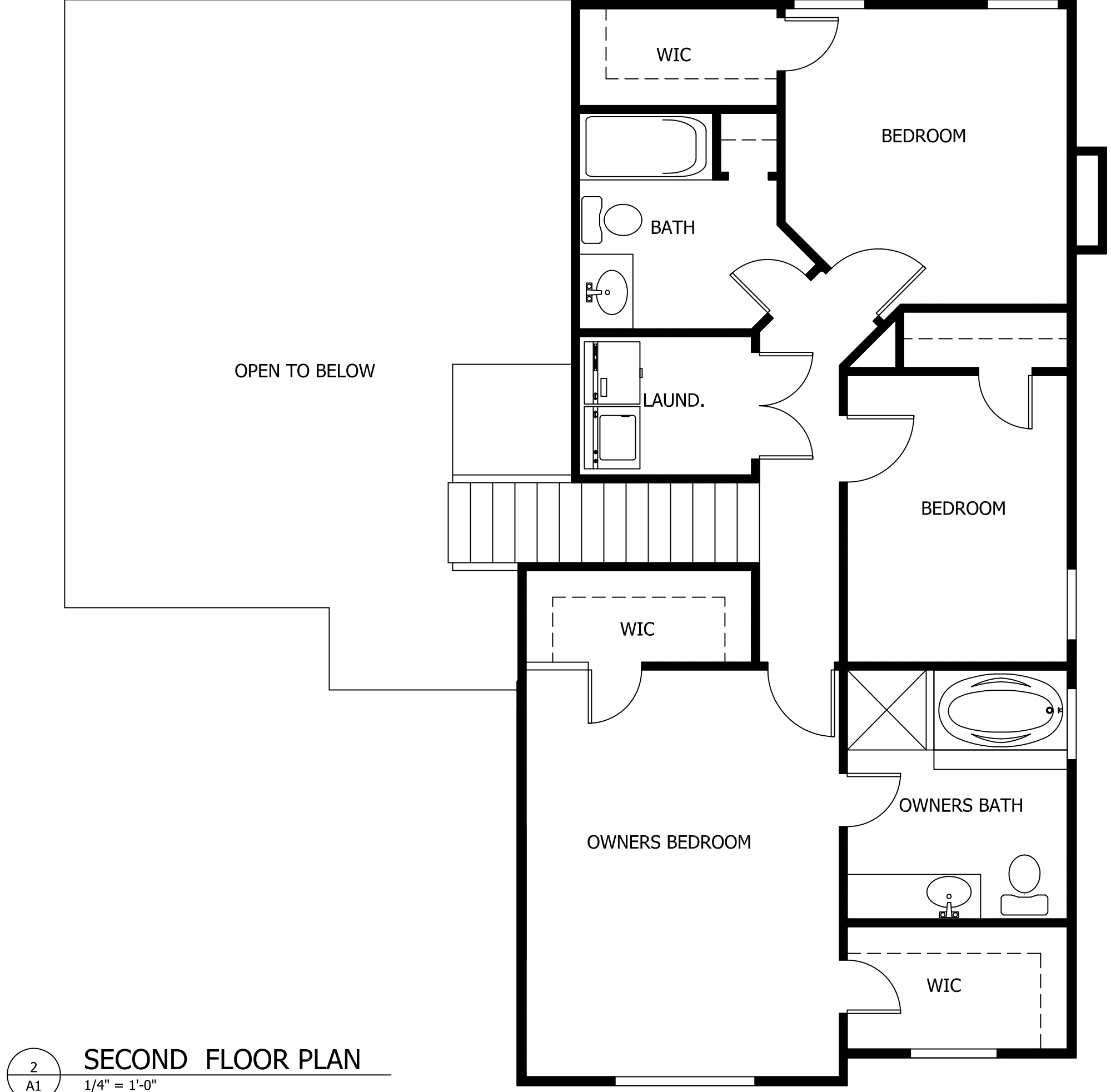
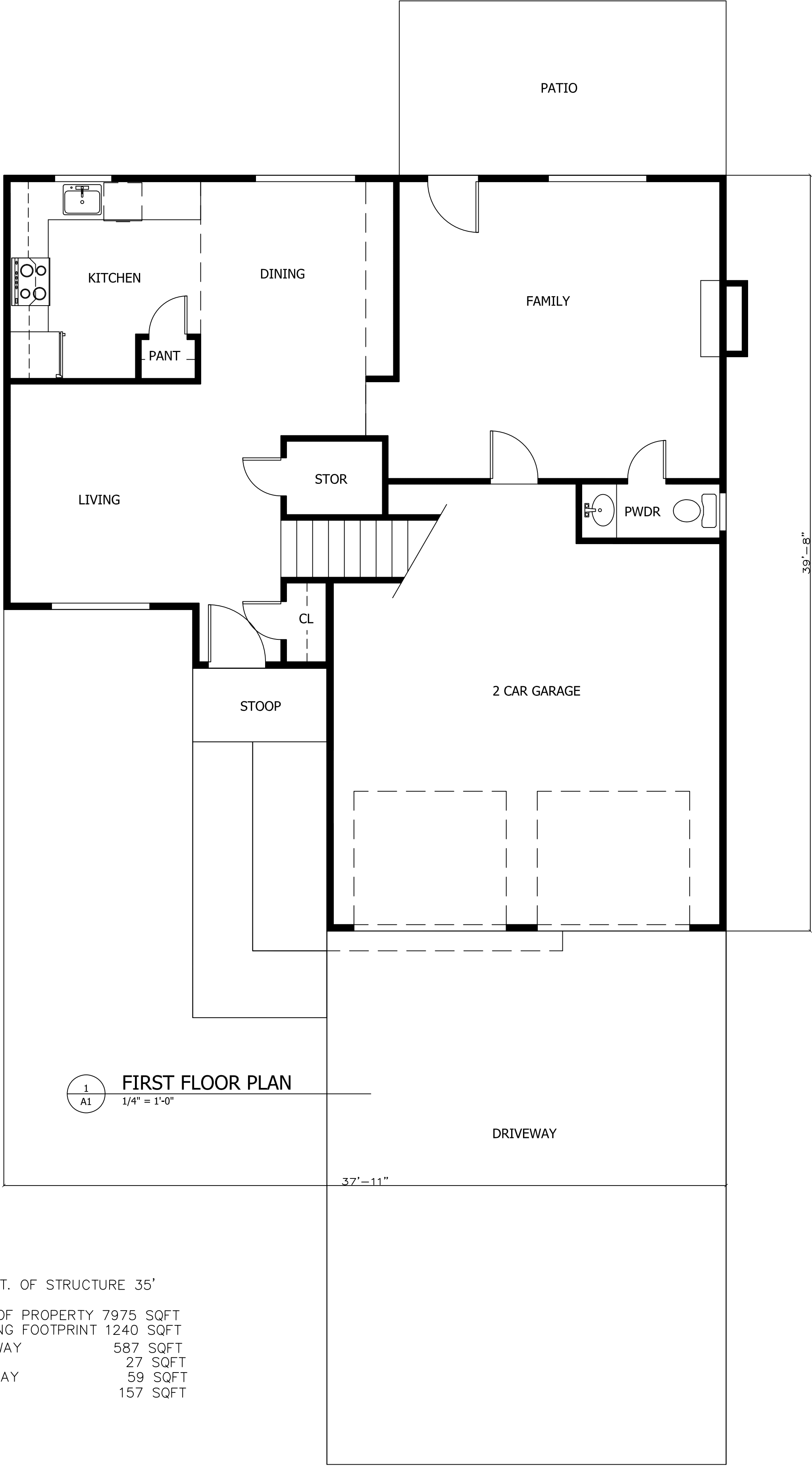







MAX HT. OF STRUCTURE 35'

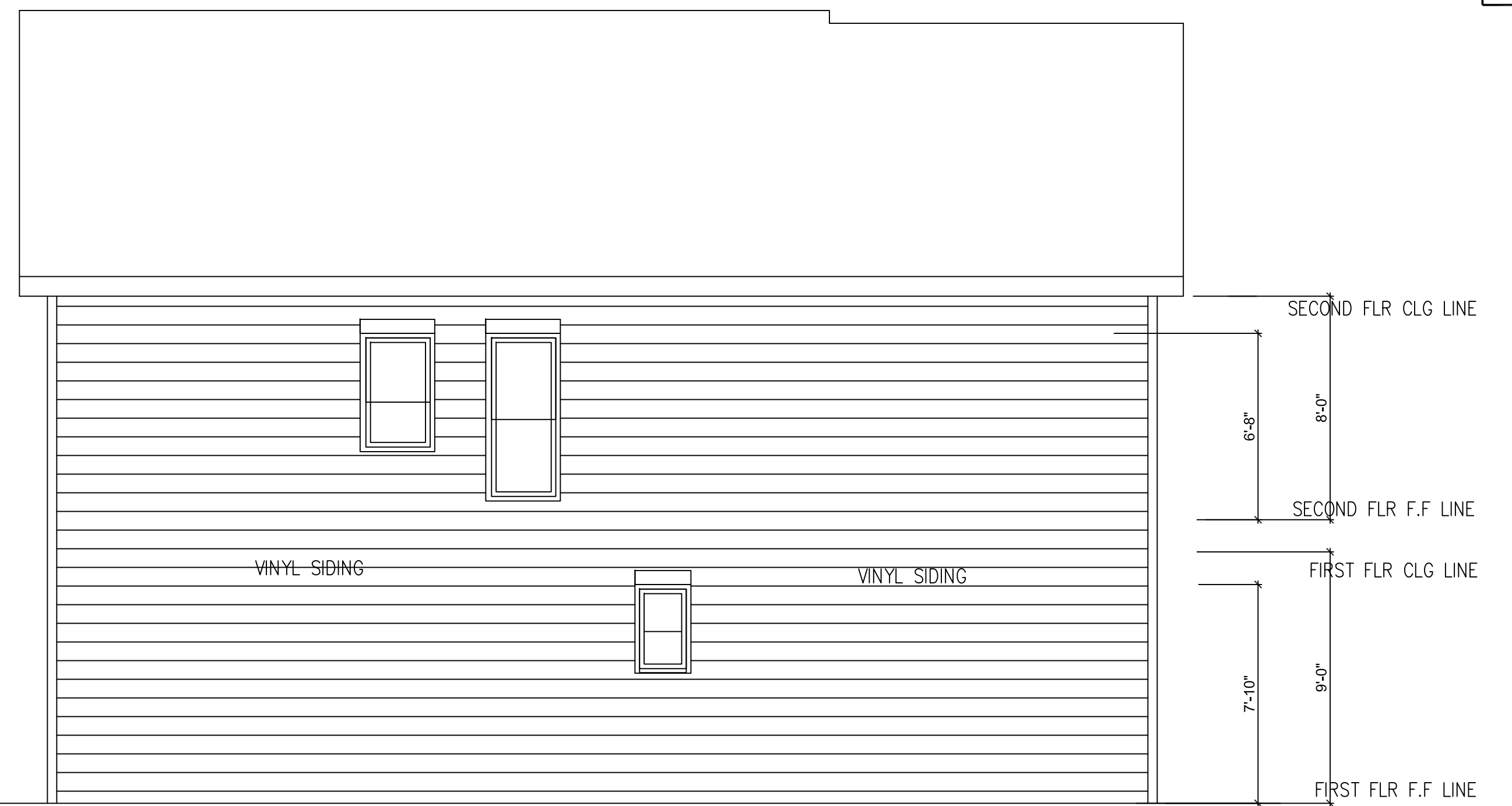
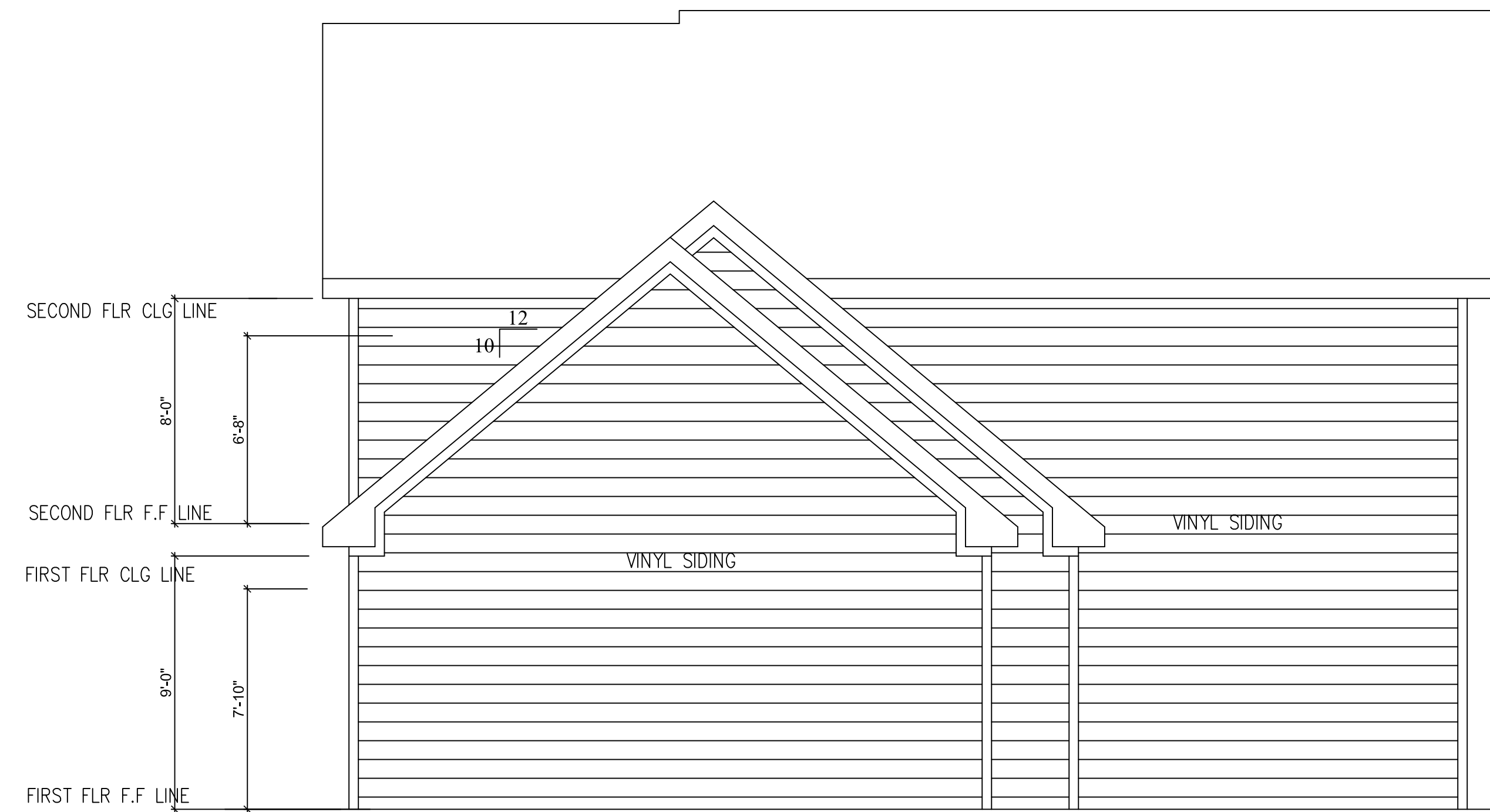
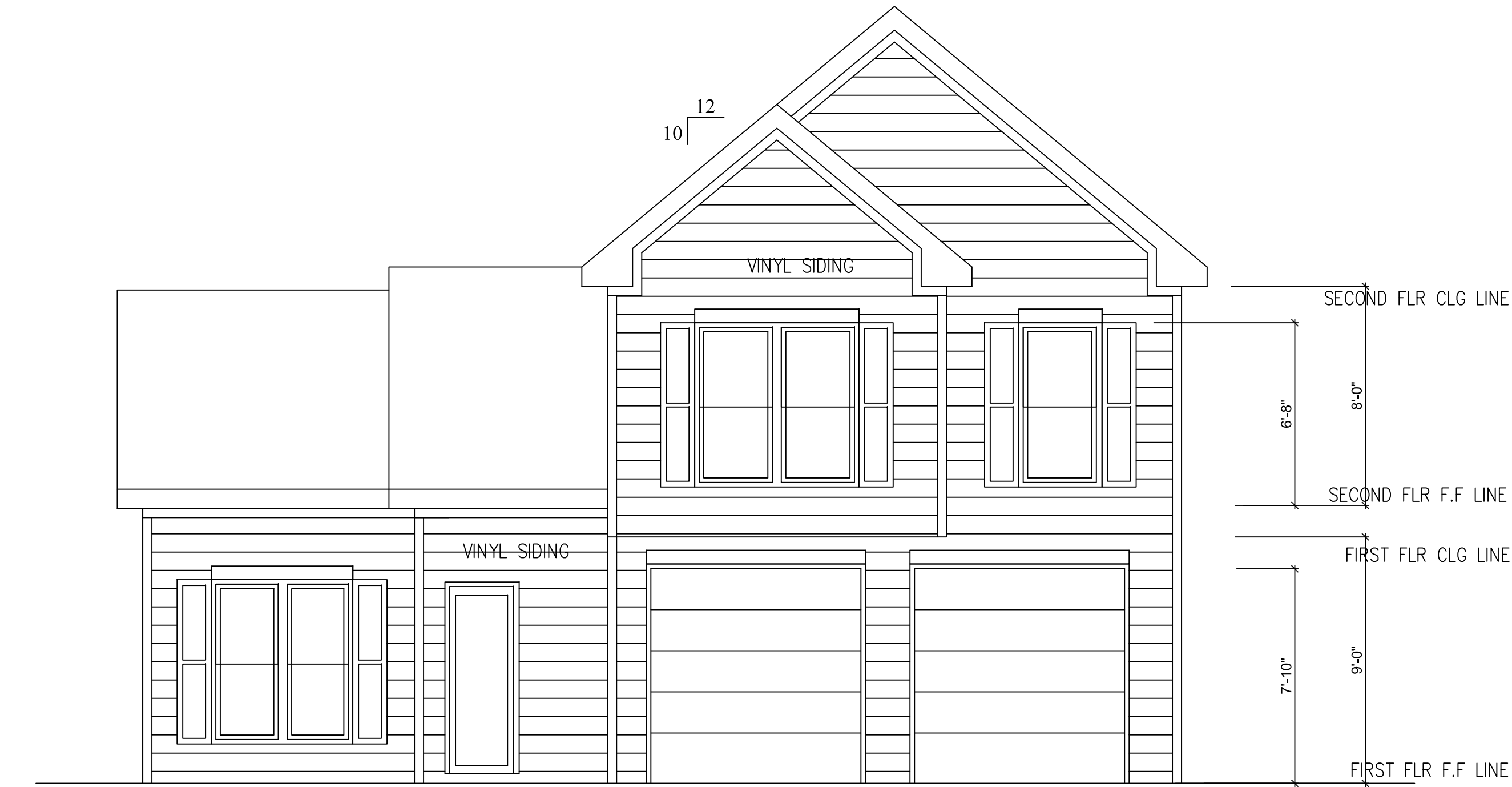
AREA OF PROPERTY 7975 SQFT
BUILDING FOOTPRINT 1240 SQFT
DRIVEWAY 587 SQFT
PORCH 27 SQFT
WALKWAY 59 SQFT
PATIO 157 SQFT



THESE PLANS ARE LICENSED TO W.A. YOUTH SERVICES
FOR THE STATE OF GEORGIA. ANY REUSE OF THESE PLANS
WITHOUT PERMISSION OF R DESIGN CONSULTANTS IS NOT PERMITTED.

		3220 KIMBERLY RD NW KENNESAW GA, 30144 T - 678.698.7690 laredge@gmail.com		R DESIGN CONSULTANTS		<table><tr><th colspan="2">REVISIONS</th><th>DATE</th><th>PROJECT NO.</th></tr><tr><td>1</td><td>SCALE</td><td>9.23.22</td><td rowspan="4">2022-70</td></tr><tr><td>2</td><td>AS NOTED</td><td></td></tr><tr><td>3</td><td>DRAWN</td><td></td></tr><tr><td>4</td><td>RG</td><td></td></tr></table>		REVISIONS		DATE	PROJECT NO.	1	SCALE	9.23.22	2022-70	2	AS NOTED		3	DRAWN		4	RG	
REVISIONS		DATE	PROJECT NO.																					
1	SCALE	9.23.22	2022-70																					
2	AS NOTED																							
3	DRAWN																							
4	RG																							
						A1																		

NOT RELEASED FOR CONSTRUCTION



THESE PLANS ARE LICENSED TO W.A. YOUTH SERVICES
FOR THE PROJECT ONLY. ANY REUSE OF THESE PLANS WITHOUT PERMISSION OF
R DESIGN CONSULTANTS IS NOT PERMITTED.

REVISIONS		DATE	PROJECT NO.	2022-70
1	SCALE	8-23-22	SHEET NO.	
2	AS NOTED			
3	DRAWN			
4	RG			A 2

R DESIGN CONSULTANTS

3220 KIMBERLY RD NW
KENNESAW GA, 30144
T - 678.698.7690
laredge@gmail.com

RDESIGN

consultants

NOT RELEASED FOR CONSTRUCTION

Property Address:
2931 Ward Lake Way, Ellenwood, GA 30294

Exhibit "A" Legal Description

All that tract or parcel of land lying and being in Land Lot 9, 15th District, DeKalb County, Georgia, being known as Lot 138, Ward Lake Estates, Phase II, as per plat recorded at Plat Book 118, Page 101-102, DeKalb County, Georgia Records. Said plat being incorporated herein by reference thereto.

Parcel ID Number: 15 009 05 032.
Subject to any Easements or Restrictions of Record.



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

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(s) Name: Walter Artis and Felicia Williams

Phone: 404-483-0421 Email: wlayouthservices@gmail.com

Property Address: 2931 Ward Lake Way, Ellenwood 30294

Tax Parcel ID: 15 009 05 032 Comm. District(s): 3 & 6 Acreage: 0.18

Existing Use: _____ Proposed Use: CCI, for up to 6 children.

Supplemental Regs: _____ Overlay District: Soapstone Historic District

Rezoning: Yes _____ No X Existing Zoning: RSM Proposed Zoning: RSM

DRI: No Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No X Existing Land Use: SUB

Proposed Land Use: SUB Consistent X Inconsistent _____

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

Special Land Use Request(s): Renewal of SLUP-23-1246169. CCI for up to six (6) children.

Major Modification: Yes _____ No X Existing Zoning Conditions: SLUP-23-1246169

Major Modification Request: N/A

Condition(s) to be modified: N/A

