



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: March 05, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: March 26, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1235326 **Agenda #:** N. 3

Location/Address: The southwest corner of Chantilly Crescent and Chantilly Drive, at 1135 Chantilly Crescent, Atlanta, Georgia 30324. **Commission District:** 2 **Super District:** 6

Parcel ID(s): 18-154- 02-154

Request: For a Special Land Use Permit (SLUP) in an R-60 (Residential Small Lot-60) District pursuant to zoning conditions CZ-88220 to operate a home occupation with customer contact for a medical practice.

Property Owner(s): J. F. Slade

Applicant/Agent: Joy F. Slade, MD

Acreage: 0.184

Existing Land Use: Single Family Residence

Surrounding Properties: Single Family Detached Structures and the Westminister Presbyterian Church

Adjacent Zoning: **North:** R-60 pursuant to zoning conditions CZ-86217 **South:** R-60 pursuant to zoning conditions CZ-85142 **East:** R-85 **West:** R-60 pursuant to zoning conditions CZ-88220

Comprehensive Plan: SUB ☒ **Consistent** ☐ **Inconsistent**

Proposed Density: NA	Existing Density: NA
Proposed Units: NA	Existing Units: One Single Family Detached Structure
Proposed Lot Coverage: < 35%	Existing Lot Coverage: < 35%

SUBJECT SITE & ZONING HISTORY

The subject site is an existing single-family residence located the north side of North Decatur Road, approximately 214 feet south of Emory Road within The Crescent on Chantilly Venture Subdivision in unincorporated DeKalb County. The site is zoned R-60 (Residential Small Lot-60) District pursuant to zoning conditions CZ-88220.

The subject site is located at 1135 Chantilly Crescent on a 0.184 acres, the site has a frontage on both Chantilly Crescent and Chantilly Drive. The 2,424 square foot residence is a one-story brick structure with a side entry garage and has access via an existing driveway on Chantilly Crescent (Private Street). There is no access from Chantilly Drive. Existing single-family residences abut and surround the subject site.

PROJECT ANALYSIS

The applicant is requesting a Special Land Use Permit (SLUP) for an in-home occupation with customer contact for a medical practice. Per the submitted application, the applicant's proposed hours of operation are from Monday through Friday, 9 a.m. to 3 p.m. There will be no noise or night operation. Hours are conducted by appointment only and only when everyone else is at work. The applicant plans to improve the existing drive entrance and provide ADA curbs. There will be no modifications to the exterior of the residential structure, therefore maintaining its compatibility with other single-family residences in the area. The manner of operation should not have any negative impact on adjacent or surrounding residence. If the petition is approved, the applicant will need to obtain a Certificate of Occupancy from the Permit Division. This allows site review of the space to be used for the business prior to obtaining a business license.

IMPACT ANALYSIS:

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be considered" states that 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 the application is in compliance with all applicable regulations in Article 4:

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

The applicant is proposing an in-home occupation (medical practice) within the R-60 (Residential Medium Lot) District. The brick and frame residence on 0.184 acres is adequate for the proposed use and complies with required yards, parking and other standards of the zoning district.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:**

Based on the submitted site plan, the exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area.

- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:**

Based on the location of the subject site within an established residential subdivision, adequate public facilities and services are available for the proposed use.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:**

Chantilly Crescent is classified as a private street and Chantilly Drive is a local street. Per the application, the applicant's proposed hours of operation are from 9 a.m. to 3 p.m. There will be no noise or night operation. Operation is conducted by appointment only and only when everyone else is at work. Therefore, Planning Staff anticipates little or no impact on traffic in the area caused by the proposed use.

- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:**

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the site.

- F. 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:**

Access to the medical practice is via the existing curb cut (driveway) of the single-family residence. Per the information submitted with the application, the applicant plans to improve the existing drive entrance and provide ADA curbs.

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:**

The proposed home occupation with customer contact should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.

- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:**

The hours of operation (by appointment only) should not have any adverse impact on adjacent or nearby residential properties. The applicant's proposed hours of operation are from Monday through Friday, 9 a.m. to 3 p.m.

- I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operations of the proposed use:**

All services will be conducted in the home, therefore not causing any adverse effects on adjoining residential land uses.

- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:**

A home occupation with customer contact in residential zoned districts is an appropriate use with an approved Special Land Use Permit (SLUP) by the Board of Commissioners.

- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:**

Located within the Suburban Character Area, the proposed medical practice with customer contact is the single-family residence is consistent with the following plan policy: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents (SCAPR).

- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:**

Transitional buffer zones are not required.

M. Whether or not there is adequate provision of refuse and service areas:

Adequate refuse areas will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

O. Whether or not 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 adjacent and nearby lots and buildings:

The existing brick single-family residence is compatible in size and massing of adjacent and nearby residential dwellings in the area.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

The proposed home occupation with customer contact should not adversely affect historic building sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:

The site satisfies the requirements contained within the supplemental regulations per Sec.27-4.2.31.C of the DeKalb County Zoning Code.

R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height:

The proposed medical practice in the existing residence should not create a negative shadow impact on the any adjoining lot or building.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:

The proposed home occupation with customer contact (medical practice in existing single-family residence) provides a service to the community. The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of retail and commercial services for residents in unincorporated DeKalb County.

COMPLIANCE WITH DISTRICT STANDARDS

Per the chart below, the single-family residence adheres to development standards of the R-60 (Residential Medium Lot) District.

Section 27-2.2.1(Table 2.2)

STANDARD	REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH	60 feet	95.99	Yes
LOT AREA	6,000/3,500 cottage	7,995 square feet	Yes
FRONT BUILDING SETBACK	If RC/TC/NC: 15 If SUB: 20	5 feet per the plat	No
SIDE YARD SETBACK	7.5 Feet	15 feet	Yes
REAR YARD SETBACK	30 Feet	8.5 per the plat	No
HEIGHT	35 feet	<35 Feet	Yes
LOT COVERAGE	35%	<35%	Yes
PARKING Article 6	Min. 4 parking spaces for a single-family residence	Can accommodate at least 6 parked cars	Yes

Staff Recommendation: APPROVAL CONDITIONAL

Based on the submitted information, it appears that the in-home medical practice meets the criteria of the DeKalb County Zoning Ordinance for a Special Land Use Permit allowing a home occupation with customer contact. The proposed in home medical practice should not have any adverse impact on adjacent and surrounding properties. Planning Staff's recommended conditions should mitigate anticipated impacts. Therefore, the Department of Planning and Sustainability recommends **"APPROVAL CONDITIONAL"** subject to the following conditions:

1. A home occupation, in home medical practice with customer contact, within the existing single-family residence.
2. There shall be no operators other than the property owner Joy F. Slade, MD who shall be licensed by the State of Georgia Composite Medical Board.

3. There shall be no more than two (2) client cars at any given time.
4. The hours of operation shall be appointment only and limited to Monday through Friday (9:00 a.m.- 3:00p.m.). The medical practice shall remain closed Saturdays and Sundays.
5. Parking shall be limited to the existing driveway.
6. The owner/operators shall not lease the medical practice for use by another licensed medical official and the SLUP is not transferable to any future owners of the subject property.
7. No identification sign for the medical practice shall be posted on the property.
8. No evidence of a medical practice shall be located in the front of the property.
9. The approval of the SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.

Attachments:

1. Department Comments
2. Application
3. Maps



DEKALB COUNTY GOVERNMENT

PLANNING DEPARTMENT

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**

Consult the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/Green Infrastructure be included in the proposed site design to protect as much as practicable.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

Transportation Zoning Comments

N1 & N2. Rock Chapel Road is SR 124. GDOT review and permits required. . Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Rock Chapel Road is classified as a major arterial. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Right of way dedication of 50 feet from centerline required. All public infrastructure is required on public right of way- even if it exceeds 50 feet from centerline. Applicant is encouraged to seek an access easement across private property to obtain access to the traffic signal at Rock Mountain Rd and Rock Chapel Road. Street lighting along Rock Chapel Road required.

N3. No customer parking within public right of way along Chantilly Road due to close proximity of multiple intersections. Chantilly Road is classified as a local road. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Right of way dedication of 27.5 feet from centerline of Chantilly Road. These requirements will be applied with any land development permits.

N4. Rice Road, Classified as a local road. No comment.

N5. Lexington Trace is classified as a local road. Agape Way is classified as a local road. Agape Road is located within the I-285 right of way. GDOT review and approval is required. Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Applicant must coordinate with the Major Mobility Improvement Projects (MMIP) proposed managed lanes project along the east wall of I-285. Contact Tim Matthews (TMatthews@dot.ga.gov) prior to permitting. Local roads require a 27.5 foot right of way dedication from centerline, 5 foot landscape strip, 5 foot sidewalk. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements. Streetlights required. Infrastructure improvements required on all frontages.

N6. Nicole Lane is classified as a local road. Reginald Court is classified as a local road. No comment.

N7 & N8. E. Tupelo Street is classified as a local roads. Oldfield Road is classified as a local road. All local public roads require a 27.5 foot right of way from centerline, five foot landscape strip, five foot sidewalk and street lights. Infrastructure improvements required on all frontages. See Chapter 14-190 and Chapter 5 of the Zoning Code for required infrastructure improvements.

N9. Wellborn Road is classified as a collector road. Collector Roads require a 35 foot right of way dedication from centerline, 6 foot sidewalk, 4 bike lane, 5 foot landscape strip, and streetlights. Covington Hwy is classified as major arterial. Requires GDOT approval and review. Contact Justin Hatch at GDOT District 7 (juhatch@dot.gov). Major arterials require a 50 right of way dedication from centerline, 6 foot sidewalks, 4 foot bike lane, 5 foot landscape strip and street lights. Number of units requires two access points per code. Eliminate the acceleration lane at entrance. GDOT has just awarded an intersection project at the intersection of Covington Hwy at Wellborn Rd/Cove Lake Road. Coordinate with construction awarded to Baldwin Paving. Install a roundabout at the access point on Wellborn Road- eliminates the right turn lane and the left turn lane. The Transportation Division will support the one entrance with the installation of a roundabout, but still requires Board action to vary from the code.

N10. Flowers Road is classified as a collector road. . Collector Roads require a 35 foot right of way dedication from centerline, 6 foot sidewalk, 4 foot bike lake, 5 foot landscape strip, and streetlights. Covington Hwy is classified as major arterial. Extend infrastructure improvements along all property lines. Intersection, stopping and left turn sight distance required to be verified by Professional Engineer at entrance on Wellborn Road due to curve and possible hill crest along Wellborn Road. Minimum sight distance requirements must be met for permitting.



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: 19-1235326
APPLICANT NAME: J F. Slade
Daytime Phone: 404 309 0270 E-Mail: Slades3sons@yahoo.com
Mailing Address: 1135 Chantilly Crescent, NE ATL GA 30324

Owner Name: J F. Slade
(If more than one owner, attach contact information for each owner)
Daytime Phone: 404 309 0270 E-Mail: Slades3sons@yahoo.com
Mailing Address: 1135 Chantilly Crescent, NE Atlanta GA 30324

SUBJECT PROPERTY ADDRESS OR LOCATION: 1135 Chantilly Crescent, NE
DeKalb County, GA, 30324
Parcel ID: 18154 02154 Acreage or Square Feet: 7995 sq ft Commission Districts 2 / Super district 6
Existing Zoning: R 60 Proposed Special Land Use (SLUP) Home occupation

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

Printed Name of Applicant:

Notary Signature and Seal:

J. F. Slade

See authorization page



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030



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: 10/31/18

TO WHOM IT MAY CONCERN:

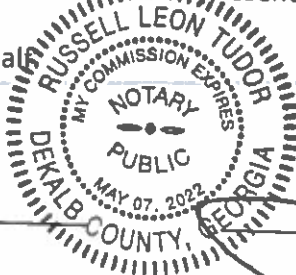
(I), (WE) J. F. Slade
Name of owners(s) (If more than one owner, attach a separate sheet)

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

[Signature]
Notary Public



J. F. Slade 11/19/18
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

11/1/2018

Dear Planning Commission and Board of Commissioners,

I am requesting a special land use permit to have home occupation with customer contact for my medical practice at 1135 Chantilly Crescent, NE Atlanta, GA 30324. Proposed hours of operation are 9 am to 3 pm. No noise or night operations. Hours conducted by appointment only and only when everyone else is at work.

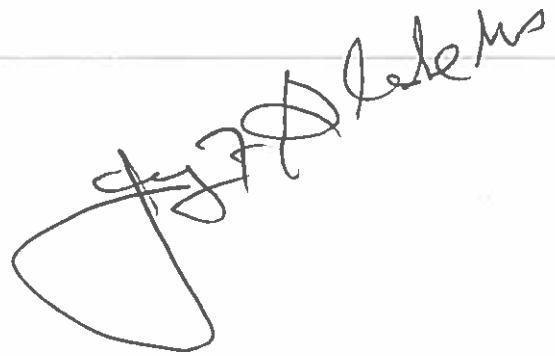
All business will be conducted internal to the premises and will violate no ordinances. The neighborhood indicated that if county approves, they are ok with the business.

I am a resident of DeKalb County more than 25 years and have cared for neighbors with minor ailments, for years. Now that I have retired from the traumatic emergent care work, a more relaxed medical practice with focus on wellness, meditation and fitness will add to the community. I have been licensed in Georgia and my license is registered at this address as well as my DEA (see submittal documents).

I plan to improve the drive entrance and repair the broken concrete and provide handicap curbs as a thank you to the community and my immediate neighbors.

My plans are to run a mobile service with home base if clients prefer to come to an office.

Thank you, kindly
Joy F Slade, MD

A handwritten signature in black ink, appearing to read "Joy F. Slade MD", is written diagonally across the lower right portion of the page. The signature is fluid and cursive, with a large loop at the bottom left of the signature.



DEPARTMENT OF PLANNING & SUSTAINABILITY

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 yards, open space, off-street parking and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. Compatible of the proposed use with adjacent properties and land use and other properties and land uses in the district.
- C. Adequacy of public services, public facilities and utilities to serve the use contemplated.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. Whether or not existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.
- F. Ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular references to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
- G. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor dust or vibration generated by the proposed use.
- H. Whether or not the proposed use will create adverse impacts upon any adjoin land use by reason of the hours of operation of the proposed use.
- I. Whether or not the proposed use will create adverse impact upon any adjoin land use by reason of the manner of operation of the proposed use.
- J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive Plan.
- L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district in which the use is proposed to be located.
- M. Whether or not there is adequate provision of refuse and service areas.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration.
- O. Whether or not 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.
- P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.
- Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole be compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan.

Fw: Slade documents x4 copies each attachment and page

Joy Slade <slades3sons@yahoo.com>

Thu 11/1/2018 3:25 PM

To: ODS02226CPC <ODS02226CPC@OfficeDepot.com>;

2 attachments (2 MB)

IMAG0639.jpg; 20180419_092244.jpg



--- On Thu, 11/1/18, Joy Slade <slades3sons@yahoo.com> wrote:

- > From: Joy Slade <slades3sons@yahoo.com>
- > Subject: Slade documents x4 copies each attachment and page
- > To: Ods0226cpc@officedepot.com
- > Date: Thursday, November 1, 2018, 3:19 PM
- >
- >
- > Impact analysis:
- >
- > Answering all questions honestly and to
- > the best of my ability, the impact of this small, private
- > practice offering medical services will have a positive
- > impact and zero negative impact on the community.
- >
- > A. The completely finished basement is
- > sufficiently sized for, hardwood smoke and carbon monoxide
- > detectors and is a safe environment for a home office.
- > The 2003 renovation increased size of the space. I came to
- > the zoning board at that time. Project was approved so I
- > took it forward to start my practice at 1135
- > Chantilly Crescent, NE.
- >
- > A mobile practice, which is primarily
- > is, needs a home base. Clients were suspicious about a
- > mobile practice and no home base. All care is inside the
- > confines of the property. Mine or yours. Medical services
- > focus on meditation, wellness, fitness. The other part of
- > the practice is for patient advocacy. That does not involve
- > patients coming to the property. That involves Dr Slade
- > going to the patient
- >
- > B. Yes, this proposed home use is

- > compatible for use with adjacent properties. No one will
- > know clients are in my home, unless they are also a client
- > and have a scheduled appointment.
- >
- > C. There are adequate public services
- > and my clients shall not use public services.
- >
- > D. Adequacy of public street is also
- > confirmed. My driveway and the street in front of my home is
- > private. All visitors will park in garage or drive on
- > street never to block another drive.
- >
- > E. The clients come as a group. No more
- > than 3 vehicles or 4 max if 4 couples want to
- > participate together. Will not interfere with public access.
- > Or any neighbors
- >
- >
- > F. No ingress or egress changes. Use of
- > existing drives, walks and streets.
- >
- > G. There will be no noise
- > nuisance. The basement is underground on 3 sides. Medical
- > services do not involve loud sounds all visits during day
- > hours.
- >
- > H. Majority of neighbors go to work in
- > am. To cause zero impact. Dr Slade office hours will be 10
- > am to 3 pm to ensure no interfere with departures or
- > arrivals. Again, most of my contact is mobile. I require a
- > base where clients may come to evaluate the products I
- > provide.
- >
- > I. No negative impact on land use by my
- > proposed operation. All indoors. Parking on driveway.
- >
- > J. It is consistent
- >
- >
- > tent with zoning requirements and
- > neighbors feel as long as county says it is possible, they
- > are ok. If county says no, well, we anticipate yes.
- >
- > K. Proposed policies of land use
- > operations shall not interfere with anyone and is in line
- > with county policies
- >
- > L. Proposed land uses provides for all
- > buffer zones



- > M. The refuse and service is cobsiatebt
- > and sypoorts the private office.
- >
- > N. The special land use permit shyld be
- > lebgyh of ownership and specific to current owner.
- > Zero restrictions.
- > O. Thers are no alterations to
- > any buildings
- >
- > P. The proposed plan will noy affect
- > any hiatorical requirements. Patiebts cone 1 at a time or ib
- > a group stay for sessiob and leave.
- >
- > Q. The sixe and scale is never to
- > exceed by ability to see a client, 1 appointment at a time.
- >
- >
- > R. There are no changes to ant show
- > beibg cast. No structyral changes what so ever.
- >
- > S. The neighbors who attended the
- > comminity meeting which was announed Wednesday, Oct 15, 2018
- > and held Oct 30, 2018 was not well attended, as much as i
- > liked but those who attended would live to have a
- > doctor in the neighborhood . Curiosity about medical
- > services in a y private practice will not be in any
- > conflicts with the comprehensive plan. There is no medical
- > waste.

- >
- > There is zero negative impact. All
- > impact is positive. The county says it is ok, the
- > neighborhood is ok, too
- >
- > Forgive all typos. Deadline will be
- > met.
- >
- > J F. SLADE
- > 1135 Chantilly Crescent, NE
- > Atlanta, Ga 30324-3276





STATE OF GEORGIA
GEORGIA COMPOSITE MEDICAL BOARD

PHYSICIAN

LICENSE NO: 35764

JOY FELICIA SLADE
1135 CHANTILLY CRESCENT, NE
ATLANTA, GA 30324

EXPIRATION DATE: 7/31/2019

RECEIVED
NOV 01 2018

The Board of Regents of the
University of Maryland

*In recognition of the successful completion of the
requisite course of study and on nomination of the Faculty of the*

School of Medicine

*By virtue of authority granted by charter of the State of Maryland
hereby confers upon*

Joy Felicia Slade

the degree of

Doctor of Medicine

with all the honors, rights, and privileges thereunto appertaining.

*In witness whereof this Diploma, signed by the authorized officers
of the University and sealed with the corporate seal of the University, is granted.
Given at Baltimore on the twenty second day of May in
the year nineteen hundred eighty seven.*

Allen L. Schweit
Chairman, Board of Regents

Charles N. Brantley
Chancellor

Wayne S. Smith
Registrar

John T. Hill
President

John M. Dennis M.D.
Dean



RECEIVED
NOV 01 2018

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

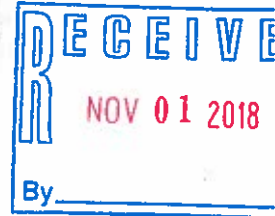
Check one: Owner ☒ Agent ☐

Expiration Date/ Seal

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

2nd → Wed 10/16/18

Notice Date: Tuesday, February 16, 2016



PUBLIC NOTICE

REQUEST for a SPECIAL LAND USE PERMIT

Filed by: JF Slade

Located at: 1135 Chantilly Crescent, NE
Atlanta, GA 30324

Current Use: Single Family residence.

Proposed use: Single Family Residence and Home Office for private medical practice.

Hours of operation: M-F 10 -6pm, no holidays, no walk in

NO SIGNS.

PRE-SUBMITTAL COMMUNITY TO TAKE PLACE:

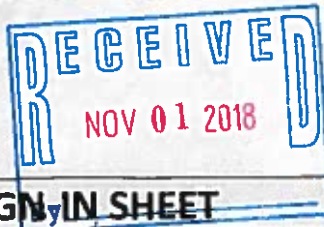
Location: 1135 Chantilly Crescent, NE Atlanta, GA 30324

Date and Time: March 2016 at 7 pm

Oct 30, 2018

Contact: JF Slade

Just after church meeting



Repair Broken Concrete for HOA Gift.
Re landscape entrance
Lattice Brick wall on Existing Surround for
mixer office + Solo water meter privacy

MEETING SIGN IN SHEET

Project: Land use B+B/medical dispensary/

Meeting Date: 10/30/18

Facilitator: J. F. SLADE

Location: III 35 Chantilly Ches, NE

Name	Address	Phone	E-Mail
KRISTA LANKSWEN	4286 SOUTH SIDE DR	720 287 9847	KLANICSWEN@gmail.com
Chrother Park	Riverside	404 837 329	
HARRY ABLAKE	1549 Snodgrass Rd Newnan GA	404 483 959	HABlake@ATT.NET
J. F. SLADE	1135 Chantilly Crescent	404 309 0270	Slades3son@yahoo.com

EVERYONE ELSE sends OBJECTIONS

They said if they choose to object
they will appear at the meeting
Right now they say
if County says yes,
They say yes & want
to remain private

Thank you all clients!

[Signature] J. F. Slade MD
404 309 0270
BS1732519



DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ Planning Commission: ☒
 Owners Authorization: N/A Community Council Meeting: ☒ Public Notice: ☒ Notice Signs: ☒
 Building Permits: ☒ Fire Inspection: ☒ Business License: ☒ Land Disturbance Permit: ☒ State
 License: ☒ Lighting Plan: ☒ Campaign Disclosure: ☒ Impact Analysis: ☒ Zoning
 Conditions: N/A Letter of Intent: ☒ Board of Commissioners: ☒ Tent Permit: NA
 Supplemental Regulations: ☒ Overlay District ☒ DRI N/A Separation ☒

Review of Site Plan

Setbacks: front N/A sides N/A side corner N/A rear N/A Lot Size: R-60 Frontage: except rear
 Landscape Strips: ☒ Buffers: ☒ Parking Lot Landscaping: ☒ Parking Spaces: corner
 Screening: ☒ Streetscapes: ☒ Fencing/Walls: ☒ Open Space: ☒ Enhanced slight
 Open Space: ☒ Building Materials: ☒ Roof Material: ☒ Fenestration: ☒ Façades: enclosed
 Orientation: ☒ Garages: ☒ Pedestrian Plan: ☒ Sidewalks ☒

Possible Variances: none

Comments: May need to re-announce pre-submittal meeting if zoning Administrator

Planner: M. C. C. M. A. L. U. X Date: 10/30/18

Filing Fees

REZONING: 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, OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00 <input checked="" type="checkbox"/>

