



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION

RECEIVED
OCT 30 2019
BY:

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

Date Received:

Application No.: 1243612

APPLICANT NAME: Angela Burke

Daytime Phone #: 678-507-4497 Fax #:

Mailing Address: 4796 Manly Court Stone Mountain GA 30088

E-mail: Clarityhaven@gmail.com

OWNER NAME: Angela Burke
(If more than one owner, attach contact information for each owner)

Daytime Phone #: 678-507-4497 Fax #: 470.375.2907

Mailing Address: 4796 Manly Court Stone Mountain GA 30088

E-mail: Clarityhaven@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 4796 Manly Court Stone Mountain GA 30088, DeKalb County, GA, 30088

District(s): DeKalb Cty Land Lot(s): 4 Block(s): A Parcel(s): 1600401060

Acreage or Square Feet: 0.4 Commission District(s): DeKalb Existing Zoning: Single Family Residential District

Proposed Special Land Use (SLUP): Live coaching homebased business And Therapy (Private educational services Professional Supervisor)

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

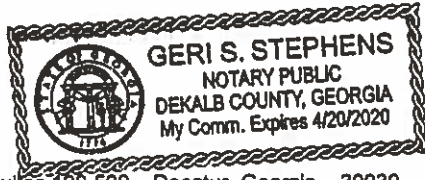
Owner: [checked] Agent: (Check One)

Signature of Applicant: [Signature]

Printed Name of Applicant: Angela Burke

Notary Signature and Seal:

[Signature] Geri S. Stephens Exp 4/20/2020



330 West Ponce de Leon Avenue - Suites 100-500 - Decatur, Georgia - 30030
[voice] 404.371.2155 - [Planning Fax] (404) 371-4556 [Development Fax] (404) 371-3007
Web Address http://www.dekalbcountyga.gov/planning
Email Address: planninganddevelopment@dekalbcountyga.gov



DeKalb County Department of Planning & Sustainability

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Director



SPECIAL LAND USE PERMIT APPLICATION 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: _____

N/A

TO WHOM IT MAY CONCERN:

(I) (WE), _____
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Name of Applicant or Agent

to file an application on (my) (our) behalf.

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

HOME OCCUPATION SUPPLEMENTAL REGISTRATION FORM

BUSINESS INFORMATION

Description of Business

Home Office For: Life Coaching by CALVANY, LLC

Other: _____

Address (Street, City, State, Zip)

4796 Manly Court Stone Mountain GA 30085

APPLICANT INFORMATION

First Name: Angela Burke

Last Name: Burke

Phone Number: 678-507-4497

Email: Clarityhaven1@gmail.com

Address If Different (Street, City, State, Zip)

APPLICANT'S ACCEPTANCE AND ACKNOWLEDGEMENT OF SEC. 27-4.2.31

A. A home occupation where no customer contact occurs shall be considered a Type I home occupation and may be conducted with administrative approval by the director of planning.

1. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.

B. All home occupations other than Type I home occupations shall be considered a Type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a Type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.

1. Customer contact is allowed for Type II home occupations.
2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.

C. All home occupations shall meet the following standards:

- ✓ 1. There shall be no exterior evidence of the home occupation.
- ✓ 2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
- ✓ 3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
- ✓ 4. No more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation.
- ✓ 5. No more than one (1) business vehicle per home occupation is allowed.
- ✓ 6. No home occupation shall be operated so as to create or cause a nuisance.
- ✓ 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with Section 6.1.3, and is limited to one (1) business vehicle per occupation.



DEPARTMENT OF PLANNING & SUSTAINABILITY

D. Private educational services shall comply with home occupation standards and no more than three (3) students shall be served at a time. Family members residing in the home are not counted towards the three (3) students allowed.

I agree to abide by the regulations listed above.

Angel Bule
Applicant's Signature

10/6/2019
Date

OWNER'S AUTHORIZATION

The property owner should complete this form, or a similar signed and notarized form, if the individual who is filling the application with the County is not the property owner. If there is more than one (1) property owner, please attach additional authorizations.

TO WHOM IT MAY CONCERN.

(I), (We), _____
Name of Owners

Being (owner), (owners) of the subject property identified in this application, hereby delegate(s) authority to

_____ to use my property as a
Name of Applicant or Representative

Home Based Business in accordance with Sec. 27.4.2.31 of the DeKalb County Code.

G.S. Stephens
Notary Public

Angel Bule
Owner(s)

Date: 10/6/19



Stamp/Seal:

ZONING OFFICE USE ONLY

Zoning Classification:

Print Name

Signature

APPROVED
YES NO

DATE

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

Angel Buh 10/29/19

Signature of Applicant /Date

Check one: Owner Agent _____

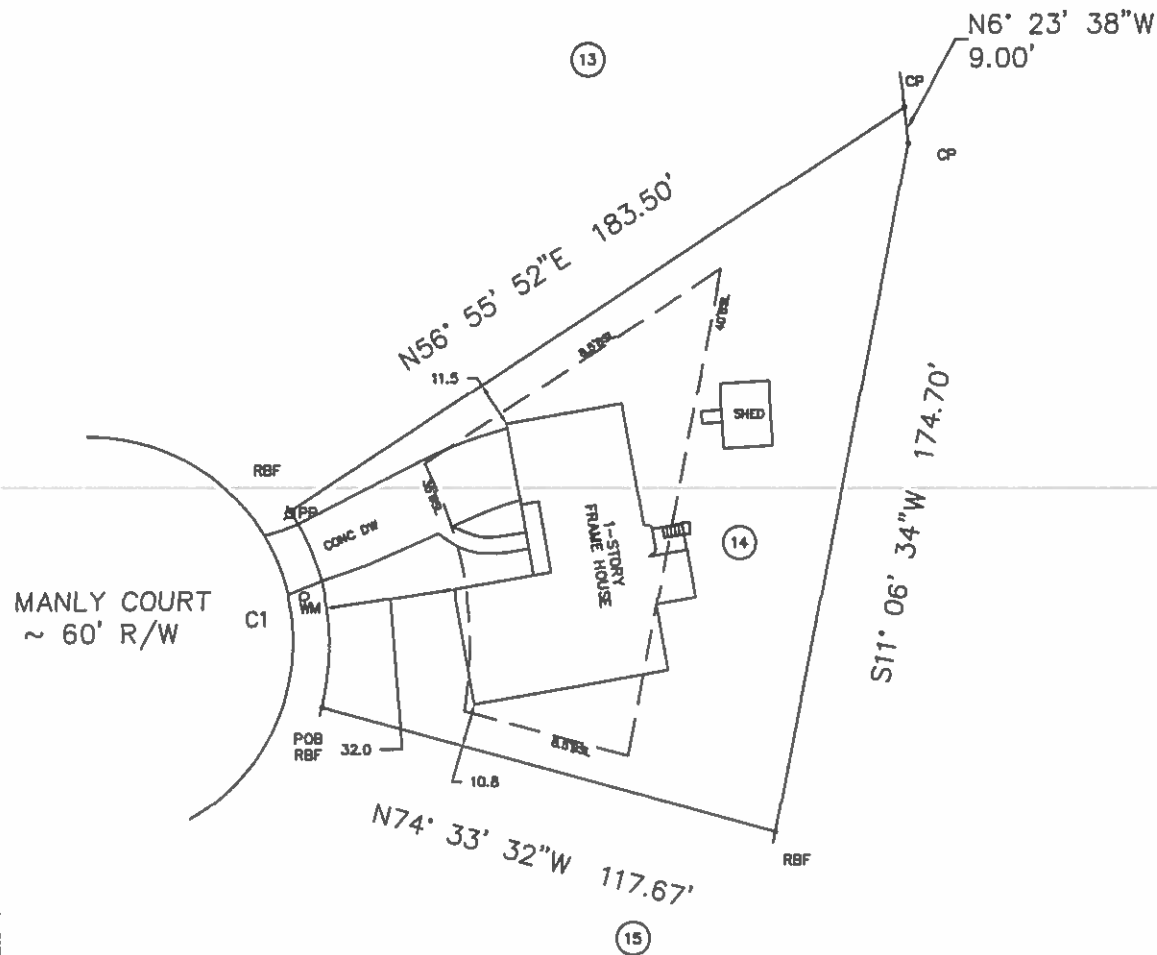
Expiration Date/ Seal

*Notarization is not needed if the response is "No"

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY PUBLIC OR PRIVATE.
 NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EVIDENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & ESTABLISHED FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONTENTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NEIGHBORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.
 THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT. EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.
 BUILDING LINES SHOWN HEREON DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONTENTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES.
 THERE ARE NO TREES OF SIGNIFICANCE APPARENT ON THIS SITE.

NO DETERMINATION OF FLOOD HAZARD HAS BEEN MADE FOR THIS PROPERTY BY THIS SURVEYOR.
 * L E G E N D *
 NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.
 AKA ALSO KNOWN AS N/F NOW OR FORMERLY
 APD AS PER DEED NAIL NAIL FOUND
 APP AS PER PLAT P PLAT (BOOK/PAGE)
 BSL BUILDING (SETBACK) LINE POB POINT OF BEGINNING
 CP COMPUTED POINT POC POINT OF COMMENCEMENT
 CTP CRIMP TOP PIPE FOUND R RADIUS LENGTH
 D DEED (BOOK/PAGE) R/W RIGHT-OF-WAY
 DW DRIVEWAY RBF REINFORCING BAR FOUND (1/2" UNO)
 EP EDGE OF PAVEMENT RBS 1/2" REINFORCING BAR SET
 FFE FINISH FLOOR ELEVATION SW SIDEWALK
 FKA FORMERLY KNOWN AS SSE SANITARY SEWER EASEMENT
 IPF IRON PIN FOUND SSCO SANITARY SEWER CLEANOUT
 L ARC LENGTH -X- FENCE LINE
 LL LAND LOT ■ WALL
 LLL LAND LOT LINE
 N NEIGHBOR'S

CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	60.00'	51.04'	49.51'	N 08°56'07"W



PROPERTY ADDRESS:
 4796 Manly Ct
 Stone Mountain, GA 30088

LAND AREA:
 14845 SF
 0.343 AC

IMPERVIOUS AREA:
 DW/SW: 1052 SF
 PORCH: 79 SF
 HOUSE: 2604 SF
 DECK: 57 SF
 SHED: 213 SF
 EXIST= 4005 SF=28.8%

ZONING: R-85

0 30

PLAT PREPARED FOR:
ANGELA BURKE

LOT 14	BLOCK A	BEDFORD ESTATES SUBDIVISION
LAND LOT 4	16th DISTRICT	
DEKALB COUNTY, GEORGIA	FIELD DATE: 10-29-2019	NS
LOCATED IN UNINCORP	DRAWN DATE: 10-29-2019	SS
REFERENCE: PLAT BOOK	PAGE	ALL MATTERS OF TITLE ARE
REFERENCE: DEED BOOK 18112, PAGE 224		EXCEPTED. NOT TO BE RECORDED
		(NOW USED TO CONVEY PROPERTY)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 40,000+ FEET. AN ELECTRONIC TOTAL STATION WAS USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

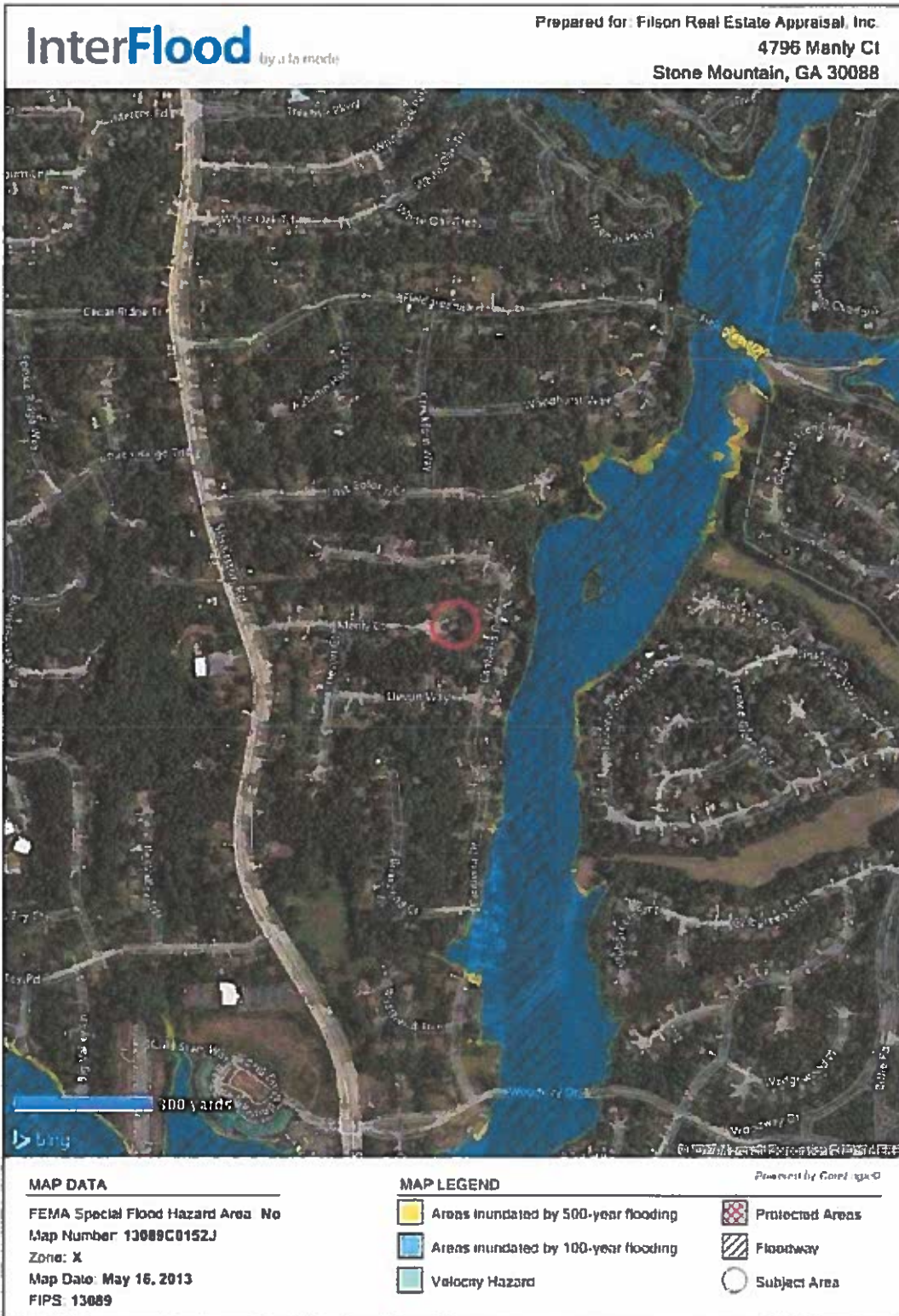
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL



SURVEY SYSTEMS ATLANTA
 2156 W Park Ct, Ste D, Stone Mtn, GA 30087
 COA #LSF000867, info@SurveySystemsAtlanta.com
 Cell 678-591-6064 ~ Office 404-760-0010

Flood Map

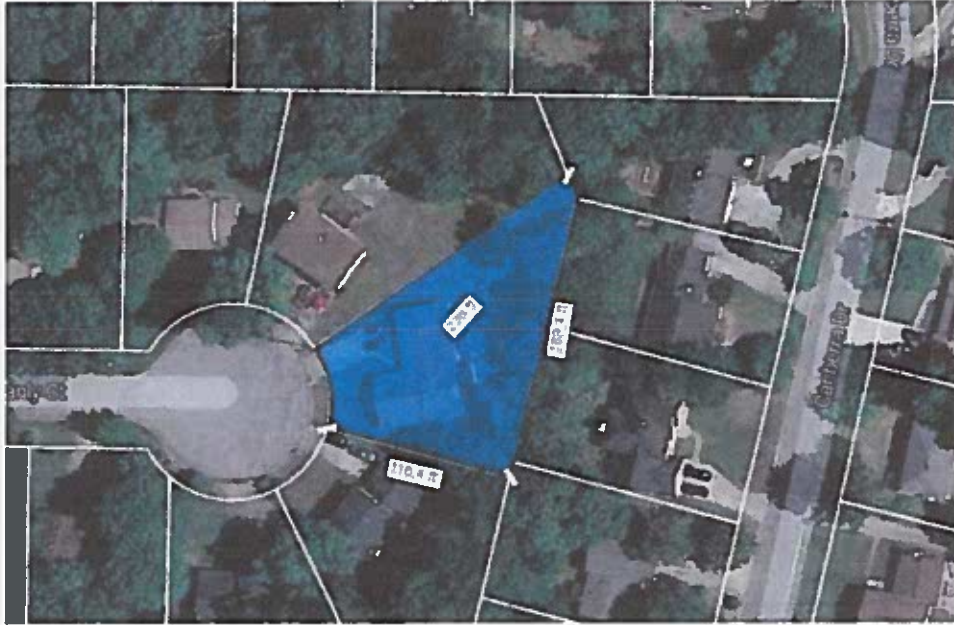
Borrower	Angela Burke				
Property Address	4796 Manly Ct				
City	Stone Mountain	County	Dekalb	State	GA Zip Code 30088
Lender/Client	Homeside Financial/Dept of VA				



Plat Map

File No. 16-16-6-1095267

Borrower	Angela Burke				
Property Address	4796 Marly Ct				
City	Stone Mountain	County	DeKalb	State	GA Zip Code 30088
Lender/Client	Homeside Financial/Dept of VA				



Letter of Application for Special Land Use Permit for a Home Based Business Type II

For Lot 14 Block A Bedford Estates Subdivision Land Lot 4 16th District

To The DeKalb County Board of Commissions

I, Angela Burke homeowner of 4796 Manly Court respectfully request consideration for a Special Land Use Permit (SLUP) for the .343 acre subject property located at 4796 Manly Stone Mountain GA. The application, SIUP-18-003 is to allow a home based-based business type II with customer contact in the R- 85 zoning district.

I desire to operate a discrete home based Life Coaching/ Talk therapy business using the total of 190 sq. feet out of 1905 sq. feet of livable space out of 1924 of total space. The home-based business office will be used for Life coaching/ Talk therapy. I am a Licensed Professional counselor/ Life Coach who desires to do life coaching in a home based setting due to health concerns as a disable veteran. I would like to run my business 8 am- 9pm Monday – Saturday. On average I will see 3 people a day, with weekly average being 12 clients/ weekly.

The ±0.343-acre site is developed with one structure, a one-story, single-family home with a driveway. I intend no exterior change to the footprint of the existing building on the site. I will serve no more than 3 clients at a time to be compliant with the educational services guidelines in education people from all walks of life to live and manage stress, divorce, occupational concerns, and improved family/ marriage dynamics as well as improved parenting skills. The driveway may accommodate up to four vehicles at a time, parked back-to-back and complaint with Sec. 6.1.3.B.6, which states, Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage.

I will eagerly comply with the standards of no exterior signage nor any increase of dust, noise; etcetera as these elements would be detrimental to what I do. It is an advantage to be as discreet as possible and the fact that I am at the end of a cul de sac make being discreet without uninvited clients an advantage to not causing any disruption to my surrounding or distant neighbors in the area. The property is surrounded by single-family homes on all sides, the proposed use during the hours proposed will posed no adverse impact on the surrounding community.

Thank you for your consideration,

Angela Burke LPC, MAC, LPN, CPCS, BCTMH,

Analysis of Impact of Special Land Use Permit of 4796 Manly Court Stone Mountain GA. 30088

Project Location: 4796 Manly Court Stone Mountain Ga. 30088

District / Land Lot 4

Acreage : 04

Existing Zoning R85

Existing Land use Single Family home

Future Land Use Map Suburban

Applicant Calvangi LLC

Owner: Angela Burke

Proposed development Applicant request approval of a Special Land use Permit for a home based business with customer contact.

Project Data

The applicant has submitted an application for a Special Land Use Permit (SLUP) for the .343 acre subject property located at 4796 Manly Stone Mountain GA. The application, SIUP-18-003 is to allow a home based-based business with customer contact in the R- 85 zoning district Pursuant to Section 4.2.31, supplemental regulations for Home Occupations, the proposed business is considered a *Type II* home occupation because it includes customer contact. All *Type II* home occupations are only permitted with the approval of a Special Land Use Permit to ensure the home occupation will not be a detriment to the character of the residential neighborhood.

A home-based business is an occupation carried on by an occupant of a dwelling unit as a secondary use of the dwelling that is incidental to the primary use of the dwelling unit for residential purposes and is operated in accordance with the provisions of this chapter. Per Sec. 4.2.31.C, no more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation. The total of the home-based business office for health coaching/ therapy is 190 sq. feet out of 1905 sq. feet of livable space out of 1924 of total space.

The applicant is currently renting space in Decatur and sees on average 2 clients a day 4 days a week. The applicant is a Licensed Professional counselor and desires to do life coaching in a home based setting due to health concerns as a disable veteran.

The ±0.343-acre site is developed with one structure, a one-story, single-family home with a driveway. The applicant intends no exterior change to the footprint of the existing building on the site. The applicant proposes no more than 3 clients at a time. The driveway may accommodate up to four vehicles at a time, parked back-to-back and compliant with Sec. 6.1.3.B.6, which states, Parking shall not be permitted within the front yard of any property used for single-family residential purposes, except within a driveway, or in a roofed carport or enclosed garage. Within any single-family residential district, not more than thirty-five percent (35%) of the total area between the street right-of-way line and the front of the principal building shall be paved.

Community Council

The community council district 5 was notified via emails provided by the county and flyer sent out to adjacent neighbors 500 feet of the property. Three neighbors attended the meeting that are directly adjacent to the aforementioned property and signed the roster and they were able to ask any questions of concern. No dissents were voiced.

CRITERIA TO BE APPLIED – SPECIAL LAND USE PERMIT

Criteria (standards and factors) for special land use decisions are provided in Section 7.4.6 of the Dekalb County Zoning Ordinance. Supplemental use regulations are outlined in Article 4, Division 2 of the zoning ordinance.

- 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 site size is approximately 0.4 acre. The site is relatively small; however, the lot is already developed with a single-family home and the applicant is not proposing to expand the existing structure's footprint. As part of the application, the applicant shows space for off-street parking for two vehicles, and states that there will be no parking on the street.

The applicant is not proposing any structural revisions. The request relates to the proposed use only.

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

From a land use standpoint, the proposed home-based occupation would allow a non-intensive use in a residential neighborhood. The land use and development of adjacent properties consist of single-family homes, and the property is surrounded on all sides by R-85 (Residential Medium) zoned properties. However, the home-based occupation will be wholly inside the house. The applicant proposes that the daily vehicular trips on the street will be minimal considering she only averages 8 clients a week.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use. Schools.** There will be no impact on public school facilities.

Storm water management. The applicant does not propose any alterations to the property, which would trigger review of a storm water management system.

Water and sewer. Water and sewer approval is not required as it is an existing single-family residence and the home based business is not proposing any increase in water or sewer capacity.

- 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. Traffic impacts will be minimal. One curb cut location exists, which is for the driveway.** The house has a two-car garage, and the driveway can accommodate four cars.

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.

If developed in accordance with recommended conditions, land uses along Manly Court will not be adversely affected by the character of vehicles or the volume of traffic generated by the proposed home-based occupation.

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.
DeKalb Fire Department has no comments for the home-based business with customer contact.

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.

The proposed development will not generate excessive noise, nor will it emit smoke, odor, dust or vibration. The proposed use includes a home-based business with customer contact inside the home.

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

The property is surrounded by single-family homes on all sides, the proposed use during the hours proposed will posed no adverse impact on the surrounding community.

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

If developed in accordance with recommended conditions, land uses along Manly Court will not be adversely affected by the manner or operation of the home-based business with customer contact.

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

The proposed home-based business does not further the intent of the zoning district classification to be a residential area. However, a home-based occupation with customer is an allowable use to be considered through a Special Land Use Permit.

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

The subject property and the immediate area is designated Suburban on the Future Land Use. Primary Suburban land uses include health and wellness services provided to the community. The proposed home-based business with customer contact may be consistent with the intent of the adopted comprehensive plan.

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

No transitional buffer zones are required. There are no alterations to the structure.

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

The site plan does not show a space for a trash; however, the proposed use should not generate much refuse. The applicant has a residential sanitation account with DeKalb County Sanitation which should accommodate any additional refuse generated by the home based

business.

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

No limits on the length of time on the special land use permit are recommended, if granted.

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 applicant proposes no changes to the existing building size, mass, and scale.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

There are no known historic buildings, sites, districts or archaeological resources on the subject properties. Therefore, no adverse effects are anticipated.

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

The following supplemental use regulations are applicable: Sec. 4.2.31. Home occupation and private educational uses. The applicant's letter of intent states that they will comply with the standards for home-based businesses with customer contact in Section 4.2.31.

There are additional criteria that must be considered when home-based occupations are proposed, as enumerated below:

1. There shall be no exterior evidence of the home occupation.

The proposed home-based business shall be wholly indoors without signage to indicate a business.

2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.

The proposed use will not create dust, noise, vibration, odor, smoke, or glare.

3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.

The applicant will be the only person employed at the location of the home occupation.

4. No more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation.

Less than 20% of the house shall be used for the home-based business.

5. No more than one (1) business vehicle per home occupation is allowed.

There will be no more than 1 vehicle used for the proposed use.

6. No home occupation shall be operated so as to create or cause a nuisance.

The proposed home-based business will not create a nuisance.

7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.

The proposed use does not involve automobile repair or car wash.

8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with Article 6.1.3, and is limited to one (1) business vehicle per occupation.

The proposed home-based business with customer contact is not mobile or dispatch-only.

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 use will not produce an adverse shadow effect. No changes are being proposed to the existing structure.

S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.

There have been no applications for home-based business with customer contact currently.

T. 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 objective of the comprehensive plan.

Suburban Character Area. The proposal is not in conflict with the intent of the Suburban Character Area. Primary land uses include residential and health & wellness centers. The proposed development may be found to be consistent with the intent of the adopted comprehensive plan.

CONCLUSION

The proposed Special Land Use Permit application is consistent with the comprehensive plan character area. The R-85 zoning district allows uses to serve the recreational and educational needs of the neighborhood, and is an allowable use in the R-85 zoning district with the approval for a Special Land Use Permit.

PUBLIC NOTICE

TO

Request for a Special Land Use Permit

Angela Burke /Calvangi LLC DBA Clarity Haven

Located at 4796 Manly Court

Stone Mountain GA 30088

Current Use - Residential Home

Proposed Use – Small Home based business for Life Coaching and therapy

Hours of Operation availability 08:30 am – 9:00pm Monday – Saturday as needed

Capacity: Up to 3 clients at a time

Average 6-16 clients total a week

PRE- SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:
Resident's Home

Location: 4796 Manly Court Stone Mountain GA 30088

Date & Time Tuesday, October 29, 2019 at 7 pm

MEETING SIGN-IN SHEET

Project: SLUP Spec Land Use Permit
Facilitator: Angela Burke

Meeting Date: 10/29/2019
Location: 4796 Manly Ct
Stone Mt GA

Name	Address	Phone	Email
STEVE FARMER	4780 MANLY CT	STONE MNT 770-981-4284	farmersteve@gmail.com
Raketa Nottelus	4788 MANLY CT	ST MT	@gmail
MARCO MARTIN	4791 Manly Ct.	404-964-5305	marco2.bec@gmail.com

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

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: Angela Burke Phone: 678-507-4497 Email: clarityhaver@gmail.com

Property Address: 4796 Manly Ct

Tax Parcel ID: 16-004-01-060 Comm. District(s): 5, 7 Acreage: _____

Existing Use: home Proposed Use home occupation, with customer contact

Supplemental Regs: _____ Overlay District: NA DRI: NA

Rezoning: Yes _____ No _____

Existing Zoning: _____ Proposed Zoning: _____ Square Footage Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

Existing Land Use: _____ Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes No _____ Article Number(s) 27- 4.2.31

Special Land Use Request(s) Home Occup w/customer contact

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified: