

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

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

Date Received: \_\_\_\_\_

Application No: \_\_\_\_\_

APPLICANT NAME: Halim Najib

Daytime Phone: 470-231-9383 E-Mail: info@gotlanguages.com

Mailing Address: 3035 Stone Mt. St. 1851 Lithonia, Ga. 30058

Owner Name: Halim Najib

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

Daytime Phone: 470-231-9383 E-Mail: info@gotlanguages.com

Mailing Address: 3035 Stone Mt. St. 1851 Lithonia, Ga. 30058

SUBJECT PROPERTY ADDRESS OR LOCATION: 5797 Marbut Rd.

Lithonia DeKalb County, GA, 30058

Parcel ID: 1407008039 Acreage or Square Feet: 213759ft Commission Districts 5

Existing Zoning: MK1 Proposed Special Land Use (SLUP)

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

Owner: \_\_\_\_\_ Agent: \_\_\_\_\_ Signature of Applicant  
Halim Najib

Printed Name of Applicant:  
Halim Najib

Notary Signature and Seal: Alfred Hall

Alfred Hall



DEPARTMENT OF PLANNING & SUSTAINABILITY

Director

Chief Executive Officer  
Michael Thurmond

Andrew A. Baker, AICP

**SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST**

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

- 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
- 3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
  - A. **Application form** with name and address of applicant and owner, and address of subject property;
  - B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
  - C. **Letter of application and impact analysis**
    - 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
    - 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
  - D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
  - E. **Campaign disclosure statement** (required by State law).
  - F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. *(If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)*
  - G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
    - a. complete boundaries of subject property;
    - b. dimensioned access points and vehicular circulation drives;
    - c. location of all existing and proposed buildings, structures, setbacks and parking;
    - d. location of 100 year floodplain and any streams;
    - e. notation of the total acreage or square footage of the subject property;
    - f. landscaping, tree removal and replacement, buffer(s); and
    - g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
  - H. **Reduced Site Plan**, reduced to 8.5" x 11".
  - I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey). *Real Estate*
  - J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
  - K. **Completed, signed Pre-application form** (Provided at pre-application meeting.)

**INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED**

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION**

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

**Review of Site Plan**

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

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

Planner: MBE

Date 1/24/2020

**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 \$750.00  
 OI, OD, OIT, NS, C1, C2, M, M2 \$750.00

**LAND USE MAP AMENDMENT** \$500.00

**SPECIAL LAND USE PERMIT** \$400.00

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: Trina Najib Phone: 7/289-3486 Email: najibhospitality@gmail.com

Property Address: 5797 Market Rd

Tax Parcel ID: 16-070-08-039 Comm. District(s): 567 Acreage: \_\_\_\_\_

Existing Use: residence Proposed Use: CCI or Mdensity - 10 person or

Supplemental Regs: \_\_\_\_\_ Overlay District: NA DRI: density veterans - 10 person

Rezoning: Yes \_\_\_\_\_ No X

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 X No \_\_\_\_\_ Article Number(s) 27- CCI Community or

Special Land Use Request(s) \_\_\_\_\_ → Transitional Housing

**Major Modification:**

Existing Case Number(s): \_\_\_\_\_

Condition(s) to be modified:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Dear Neighbors of Dekalb Community,

Hi I'm your neighbor, Trina Najib. I'm writing to invite you to our community forum. This forum will address the two non-profits (GotLanguages.org / The Preserved Innocence Project) that will be providing shelter for teenagers who are pregnant, teenagers with current children, and helping empower children with resources for longevity. Therefore all neighbors are invited.

Feel free to RSVP at [info@gotlanguages.org](mailto:info@gotlanguages.org) include the names of all attending.

Then join us at:

5797 Marbut Road,

Lithonia, Ga 30058

concerning wellness and health of our community. If you are a neighborhood business with a product or service or a potential sponsor, we welcome your presence at the meeting. You may want to sponsor, donate items, or present at our meeting. If so, send a RSVP with the number of attendee, name of attendees, product or service, and a phone number for more details and structure of the event to the email stated above.

When you visit the meeting, please have a tour of the location as this location will be used to provide shelter for teenagers who are going through pregnancy, parenthood, educational and social norms with their children. Refreshments and drinks will be served. This event will began promptly on Tuesday, February 25, 2020 at 3pm to 7pm.

Sincerely,

Trina Najib

Coordinator of [GotLanguages.org](http://GotLanguages.org)





**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: 6/01/2020

TO WHOM IT MAY CONCERN:

(I), (WE) Halim Najib  
Name of owners(s) (If more than one owner, attach a separate sheet)

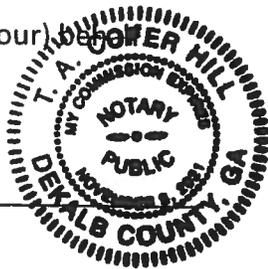
Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

\_\_\_\_\_  
Name of Agent or Representative

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

[Signature]

Notary Public



[Signature]  
Owner

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Owner

**DEPARTMENT OF PLANNING & SUSTAINABILITY**

**DISCLOSURE OF CAMPAIGN CONTRIBUTION**

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes \_\_\_\_\_ No X \_\_\_\_\_ \*

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

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

Deed Book 12319 Pg 15  
Filed and Recorded Aug-15-2001 07:08am  
2-6001-6164287  
Real Estate Transfer Tax \$139.18

*Linda Carter*

Linda Carter  
Clerk of Superior Court DeKalb Cty. Ga.  
I HEREBY CERTIFY THAT THIS DEED WAS FILED AND RECORDED IN ACCORDANCE WITH THE PUBLIC ACT OF MARCH 11, 1920

WARRANTY DEED (FORM 36A)  
Return to:  
ROBERT A. BURROUGHS, P. C.  
SUITE 200, 4319 COVINGTON HWY,  
DECATUR, GA 30035

Deed Book 18906 Pg 541  
Linda Carter  
Clerk of Superior Court  
DeKalb County, Georgia

**WARRANTY DEED**

STATE OF GEORGIA  
COUNTY OF DeKalb

**THIS INDENTURE**, made the 2nd day of August, in the year two thousand One, between Deen Investment and Property Development, Inc.

of the County of DEKALB, and State of Georgia, as party or parties of the first part,

Halim Najib

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

**WITNESSETH:** That Grantor for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 70 of the 16th District, DeKalb County, Georgia, being Lot 5, Marbut Walk Subdivision, and being more particularly described as follows:

To arrive at the true point of beginning, begin at a point formed by the centerline of Pole Bridge Creek and the southwestern right of way of Marbut Road; thence running in a western direction along the southern right of way of Marbut Road (having an 80 foot right of way) 399.31 feet to the point of beginning. From the point of beginning, running thence South 32 degrees 27 minutes 20 seconds West a distance of 178.00 feet to a point; thence running North 54 degrees 39 minutes 58 seconds West a distance of 72.09 feet to a point; thence running North 32 degrees 27 minutes 20 seconds East a distance of 172.71 feet to a point; thence running South 57 degrees 32 minutes 40 seconds East a distance of 72.00 feet to the point of beginning as more particularly shown on that certain plat of survey prepared by John A. McCleskey, dated November 15, 2000 and being improved property known as 5797 Marbut Road according to the present system of numbering houses in DeKalb County, Georgia.

*GW*



Deed Book 18906 Pg 540  
Filed and Recorded Jul-10-2006 04:24pm  
2006-0131550  
Real Estate Transfer Tax \$0.00  
Linda Carter  
Clerk of Superior Court  
DeKalb County, Georgia

RETURN RECORDED DOCUMENT TO:  
5797 Marbut Rd  
Lithonia, GA 30058-5414

**QUITCLAIM DEED**

STATE OF GEORGIA COUNTY OF FILE#

THIS INDENTURE, Made the 19<sup>th</sup> day of May, 2006 between  
NAJIB HALIM, of the County of DEKALB  
And the State of GEORGIA, as party or parties of the first part, hereinafter called  
Grantor, and NAJIB HALIM AND KATRINA V. DUNCAN of the county  
of DEKALB, and the STATE OF GEORGIA, as party or parties of the second part,  
hereinafter called Grantee (the words "Grantor" and Grantee" to exclude their heirs,  
successors and assigns where the context require or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of one (\$1.00) and other  
valuable considerations in hand paid at and before the sealing and delivery of these presents, the  
receipt whereof is herby acknowledged by these presents does hereby remise, convey and forever  
QUITCLAIM unto the said Grantee,

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any  
person or persons claiming under grantor shall at any time, by any means or ways, have, claim or  
demand any right to title to said premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first  
above written.

  
Signed, sealed and delivered in the  
presence of  
CORONDELETTE CLAY  
Notary Public, Fulton Co., GA  
My Commission Expires May 17, 2009

Venus Moss  
(Unofficial witness)

Corondelette Clay  
(Notary Public)

[Signature] (Seal)  
(Grantor)

[Signature] (Seal)  
(Grantee)

Katrina Duncan (Seal)  
(Grantee)



Deed BOOK 18906 PAGE 540-541  
30<sup>th</sup> Nov. 18  
Deputy Clerk, DeKalb County Superior Court

Halim Najib

3035 Stone Mt. Street 1851

Lithonia, Ga. 30058

470-231-9383

[Info@gotlanguages.org](mailto:Info@gotlanguages.org)

### Letter of Application

Greetings,

DeKalb Dept. Of Planning & Sustainability

#### House of GayNell for Teens-

The proposed classification for House of GayNell is residential. The reason for the special use modification is that I desire to open a teenage pregnancy home for young mothers that desire a second chance to regain control of their present and future circumstances even in today's society. The property is currently being used as place of residence. The residence will operate as personal care home for teenage mothers and their babies. The idea is to have the mothers continue life has normal as possible but also ensuring that they are able to handle and master the responsibility of being a young teen mom. They are expected and encourage to continue attending school, however, if they for any reason may not be able to physically attend classes in a school building, they have the opportunity to attend home school at the residence. The young teen moms will have access to education (home school Christain Curriculum based), counseling, parenting and hygiene classes, a life coach and trainings, such as money management, cooking and other life skills to also include employment/career preparation and training classes that are essential and will be very effective in their everyday lives. The property is a two-story home located in a residential area located near a school and surrounding residential communities. There are six rooms, where one with it's on separate bathroom will serve as an office for the employees, a kitchen, living room, dining room, 3 bathrooms, a driveway and a yard. There will be 2 employees on duty at all times. The operation hours of the personal care home are 24 hours. Thanks for your time and attention.

Warm Regards,

House of GayNell

## 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.