THE CITY OF STONECREST GEORGIA

Special Land Use Permit Application

SLUP-19-007

Applicant Information

Name: DANA Avist

Address: 3965 Glen Park Dr. Lithonia 30038

Phone: 912-246-0113 Fax: 678-317-0965 Email davist0313@att.net

Owner's Name: SAME

Owner's Address: SAME

Phone: — Fax: — Email —

Owner Information

Property Address: 3620 Klondike Rd. Stonecrest Acreage: 0.6

Parcel ID: 16 141 02 009

Current Zoning Classification: R100

Proposed Use of Property: PERSONAL CARE HOME

Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? O Yes ☑ No

Property Information

Property Information: RANCH style home built on slab with A STONE + FRAME EXTERIOR. AVERAGE INTERIOR TRIM AND finish throughout. 6 ROOMS, 3 bedrooms, 2 baths. 2,030 sq ft Public utilities; SEPTIC TANK

Affiddavit

To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Stonecrest Zoning Ordinance.

Applicant's Name: DANA Avist

Applicant's Signature: Dana Avist Date: Aug 6 2019

Sworn to and subscribed before me this 6 Day of August 2019

Notary

Notary Public: Dyalelah Rodriguez

Signature: Dyalelah Rodriguez

My Commission Expires: 4-22-23

DYALELAH RODRIGUEZ NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22, 2023

☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $ Payment: ☐ Cash ☐ Check ☐ CC Date:

☐ Approved ☐ Approved with Conditions ☐ Denied Date:

08-03-2017

THE CITY OF STONECREST GEORGIA

Property Owner(s) Notarized Certification

The owner and petitioner acknowledge that this Land Use Petition application form is correct and complete. By completing this form, all owners of the subject property certify authorization of the filing of the application and authorization of an applicant or agent to act on their behalf in the filing of the application including all subsequent application amendments.

Property Owner (If Applicable)

Signature: Dave Christ | Date:

Address: 3965 Glen Park Dr. | City, State: Lithonia, GA | Zip: 30038

Phone: 912-246-0112

Sworn to and subscribed before me this 6 day of August, 20 19

Notary Public: Dyalleah Rodriguez

DYALLEAH RODRIGUEZ NOTARY PUBLIC DEKALB COUNTY, GEORGIA MY COMMISSION EXPIRES APRIL 22, 2023

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this_____day of_____, 20_____

Notary Public:

Property Owner (If Applicable)

Signature: | Date:

Address: | City, State: | Zip:

Phone:

Sworn to and subscribed before me this_____day of_____, 20_____

Notary Public:

Dr. Dana Avist
3965 Glen Park Drive
Lithonia, GA 30038

8/1/2019

Stonecrest City Council
3120 Stonecrest Blvd.
c/o Community Development Department
Stonecrest, GA 30038

Dear Stonecrest City Council,

Please consider this Special Land Use Permit application for the property at 3620 Klondike Road which is currently zoned R-100. It is my intent to use the property as a personal care home for residents 65 years and older. A PCH provide for the provision of housing, food service, and one or more personal services for older adults in a safe, humane and supportive setting. The population of people 65 years and older are expected to grow exponentially over the next few years. It is expected that a significant number of this population will require housing in assisted living facilities (ALFs) or PCHs. It is my passion and concern that these residents receive quality care in a comfortable, home-like environment.

My personal and professional experience qualifies me to operate a PCH. Personally, I am the primary caregiver of my 80-year-old mother who has Alzheimer's dementia. Professionally, I have over 33 years of nursing experience including 23 years as a Nurse Practitioner. I received a Bachelor of Science in Nursing (BSN) degree and a Master of Nursing (MN) degree from Louisiana State University. I obtained certification as a Family Nurse Practitioner (FNP) from Georgia Southern University and a Doctor of Nursing Practice (DNP) degree from Georgia State University. I am currently the owner of a home visit ("house calls") medical practice. I visit older adults in their home, PCHs or ALFs to provide a wide range of medical care.

The home will function as a residential property and there will not be signage indicating a PCH. I have started the process to obtain a permit to meet the standards set forth by the Georgia Department of Community Health to operate a PCH. It is my hope that the City Council grant the authorization of a PCH at 3620 Klondike Road.

Regards,

Dr. Dana Avist

Special Land Use Permit Criteria

Analyze the impact of the proposed rezoning and provide a written point-by-point response to the following questions:

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 size of the site is adequate for the use of a personal care home

b. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district

The property will be utilized as a residential home, therefore will be compatible with adjacent properties.

c. Adequacy of public services, public facilities, and utilities to serve the use contemplated Public services, facilities and utilities currently serve the site and will be adequate 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

Traffic will not be affected by the proposed use of the location; there will be no impact.

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 There will be no increase in the volume of traffic by the proposed use of the site.

f. 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 property is adjacent to Klondike Road, the owner and all authorized pedestrians, automobiles, emergency vehicles, etc. have the right to ingress and egress from the property.

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 property will be utilized as a residential home, therefore will be compatible with adjacent properties.

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 will be utilized as a residential home, therefore the proposed use will not create adverse impacts upon adjoining land use by reason of hours of operation.

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

The property will be utilized as a residential home, therefore the manner of operation will not impact adjoining land use.

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

The property will be utilized as a residential home for 5-6 elderly people, therefore the proposed plan is consistent with R100 zoning

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

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 regulations of the district in which the use is proposed to be located

Not applicable; there are no apparent buffer zones near the property

m. Whether or not there is adequate provision of refuse and service areas
Not applicable
n. Whether the length of time for which the special land use permit is granted should be limited in duration
The property will be utilized as a residential home, therefore the special land use permit should not 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 adjacent and nearby lots and buildings
The site will be a utilized as residential property and there will be no changes to the existing home.
p. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources
Not applicable, there are no historic buildings, sites, districts or archaeological resources near the proposed site.
q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit
The proposed use satisfies the requirements contained within the supplemental regulations
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
The site will be a utilized as residential property and there will be no changes to the existing home.
s. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area
The proposed use of the site does not result in a disproportionate proliferation of uses in the area because it is will be as a residential site.
t. Whether the proposed use would be consistent with the needs of the neighborhood or to the community as a whole, be compatible with the neighborhood
The site will be a utilized as residential property, therefore will be compatible with the neighborhood.

Environmental Site Analysis

Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

1. Conformance to the Comprehensive Plan:

- Describe the proposed project and the existing environmental conditions on the site.
  - It is my intent to use the property as a personal care home for residents 65 years and older, 5-6 people. A PCH provide for the provision of housing, food service, and one or more personal services for older adults in a safe, humane and supportive setting.
- Describe adjacent properties. Include a site plan that depicts the proposed project.
  - Adjacent properties are residential homes and a church. See property survey and appraisal site sketch (uploaded to portal).
- Describe how the project conforms to the Comprehensive Land Use Plan.
  - The property will be utilized as a residential home which conforms to the Comprehensive Land Use Plan of a personal care home

- Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan.
    - See survey and property appraisal sketch (uploaded to portal)
- Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.
    - The property will be utilized as a residential personal care home under the assessment and evaluation by GA Department of Community Health (DCH). Georgia's DCH rules, regulations and policies regarding a personal care home will be adhered to upon which a permit will be granted and maintained.

2. Environmental Impacts of The Proposed Project

For each environmental site feature listed below, indicate the presence or absence of that feature on the property. Describe how the proposed project may encroach or adversely affect an environmental site feature. Information on environmental site features may be obtained from the indicated source(s).

1. Wetlands Absent
    1. U. S. Fish and Wildlife Service, National Wetlands Inventory (http://wetlands.fws.gov/downloads.htm)
    2. Georgia Geologic Survey (404-656-3214)
    3. Field observation and subsequent wetlands delineation/survey if applicable
2. Floodplain Absent; no flood area
    1. Federal Emergency Management Agency (http://www.fema.org)
    2. Field observation and verification
3. Streams/stream buffers Absent
    1. Field observation and verification
4. Slopes exceeding 25 percent over a 10-foot rise in elevation Absent
    1. United States Geologic Survey Topographic Quadrangle Map
    2. Field observation and verification
5. Vegetation Absent
    1. United States Department of Agriculture, Nature Resource Conservation Service
    2. Field observation
6. Wildlife Species (including fish) Absent
    1. United States Fish and Wildlife Service
    2. Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
    3. Field observation
7. Archeological/Historical Sites Absent
    1. Historic Resources Survey
    2. Georgia Department of Natural Resources, Historic Preservation Division
    3. Field observation and verification

3. Project Implementation Measures

Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.

a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors. Not applicable
b. Protection of water quality Not applicable
c. Minimization of negative impacts on existing infrastructure Not applicable

d. Minimization on archeological/historically significant areas Not applicable

e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses. Not applicable

f. Creation and preservation of green space and open space Not applicable

g. Protection of citizens from the negative impacts of noise and lighting Not applicable

h. Protection of parks and recreational green space Not applicable

i. Minimization of impacts to wildlife habitats Not applicable

Public Participation Plan

List of Property Owners within 500 ft of subject property:

1. 6744 Rockland, Stonecrest 30038
   Rockland United Methodist Church (owner)
   Tax parcel ID: 16 141 01 007
2. 6747 Rockland, Stonecrest 30038-3443
   Rockland United Methodist Church (owner)
   Tax parcel ID: 16 141 04 004
3. 3613 Klondike, Stonecrest 30038
   Rockland United Methodist Church (owner)
   Tax parcel ID: 16 141 01 006

4. 6770 Rockland, Stonecrest 30038
   Barry Lowe & Laura Lowe (owners)
   Tax parcel ID: 16 141 02 015

5. 3607 Klondike, Stonecrest 30038
   Jackie Lynn Gentry (owner)
   9860 Rod Road, Alpharetta GA 30022
   Tax parcel ID: 16 141 01 005

6. 3599 Klondike, Stonecrest 30038-3504
   Eric A. Stanfield (owner)
   Tax parcel ID: 16 141 01 004

7. 3589 Klondike, Stonecrest 30038
   Shane Skillings (owner)
   840 Grand Concourse
   Bronx, NY 10451
   Tax parcel ID: 16 141 01 010

8. 3590 Klondike, Stonecrest 30038-3503
   Andy Hill (owner)
   Tax parcel ID: 16 141 02 001

9. 3610 Klondike, Stonecrest 30038-4401
   Andrew J. Hill (owner)
   Tax parcel ID: 16 141 02 002

10. 3648 Klondike, Stonecrest 30038
    Cora Elizabeth Abbott (owner)
    P.O. Box 104
    Lithonia, GA 30058-0104

Notice Date: TBD

PUBLIC NOTICE

COMMUNITY MEETING

Thursday _____ at 7pm

Location:
Stonecrest City Hall
City Council Chambers

Application for Special Land Use Permit

By:

Dr. Dana Avist

for a

Personal Care Home (5-6 people 65 & older)

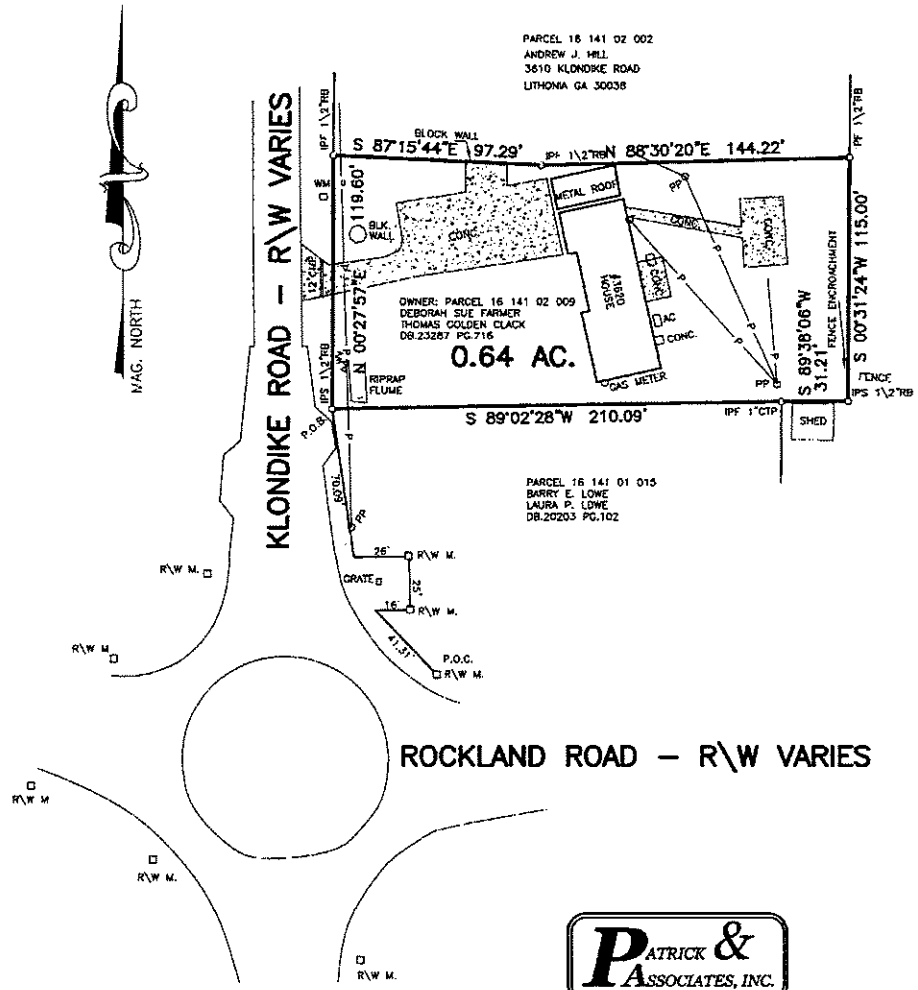
3620 Klondike Road
Stonecrest, GA 30038

Current Property Use:	Unoccupied Residential Home
Proposed Use:	Optimum Personal Care Home (no roadside signage will be used)
Hours of Operation:	Monday - Friday 9:00am - 5:00pm Saturday - Sunday 9:00am - 3:00pm

20181155188 PLAT BOOK 270 Pg 36
Filed and Recorded: 11/14/2018 10:40:00 AM
Recording Fee: $8.00
Prepared By:
3060708656
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

The field data upon which this plat is based has a closure of one foot in 35,651 feet and an angular error of 08" per angle point and was adjusted using compass rule. The plat has been calculated for closure and was found to be accurate within one foot in 362,307 feet.

This property is not in a Federal Flood Area as indicated by F.I.A. Official Hazard Maps. Flood Map No. 13089C0186J, Dated: 5-16-2013.



PARCEL 16 141 02 003
HOEMI P. SEYMOUR
DB 25405 PG.41

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

James S. Hull Jr.
James S. Hull, Jr. GA RLS 2856

ORIGINAL DEED: DEED BOOK 23287 PAGE 716
PARCEL 16 141 02 009

GEORGIA REGISTERED NO. 2856 LAND SURVEYOR JAMES S. HULL JR.

NOTE: THE SURVEYOR HEREON HAS MADE NO INVESTIGATIVE OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT A CURRENT TITLE SEARCH MAY DISCLOSE.

NOTE: THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY PERSON, PERSONS OR ENTITY WITHOUT THE EXPRESS RECERTIFICATION OF THE SURVEYOR NAMING SUCH PERSON, PERSONS OR ENTITY.

UTILITY NOTE:
PATRICK & ASSOCIATES, INC. NOR THE LICENSED PROFESSIONAL ASSUME ANY LIABILITY FOR THE EXISTENCE, LOCATION, MATERIAL OR SIZE OF ANY UNDERGROUND UTILITY SHOWN ON THIS SURVEY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, EXACT LOCATION, MATERIAL AND SIZE OF ANY UNDERGROUND UTILITY BEFORE BIDDING OR EXCAVATING ON THIS PROJECT.

PATRICK & ASSOCIATES, INC.
SURVEYING & ENGINEERING
928 BLACKLAWN ROAD SW
CONYERS, GEORGIA 30094
PHONE: 770-483-9745

RETRACEMENT SURVEY FOR:

DEBORAH SUE FARMER
THOMAS GOLDEN CLACK

LAND LOT 141 – 16H DISTRICT

DEKALB COUNTY, GEORGIA

DATE OF FIELD WORK 11-8-2018
DATE OF PLAT PREPARATION 11-9-2018
EQUIPMENT USED: TRIMBLE S6

40 0 40 80 120
GRAPHIC SCALE –1 INCH = 40 FEET

JOB NO. 18-811
DWG. NO. 32347

EXHIBIT "B"