THE CITY OF STONECREST GEORGIA

PRE-APPLICATION FORM
LAND USE PETITIONS AND VARIANCE PETITIONS

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es) procedure(s) and fees required to process and review the application(s). To schedule a meeting contact a member of the Planning and Zoning Department by calling (770) 224-0200. This form will be completed during the pre-application meeting, and must be submitted at the same time you submit your application in order for your submittal to be deemed complete.

Applicant Name: Tony Martin

Phone: 404 528 0050

Applicant E-mail: martintony44@yahoo.com

Fax:

Representative Name:

Phone:

Representative E-mail:

Fax:

Site Address: 3881 ButtonGATE COURT

Parcel Size:

Tax Parcel #:

City Council District: District 4

Existing Zoning and Case Number:

Proposed Zoning: R-100

Comprehensive Plan Character Area Map Designation:

Application Type: ☐ Rezoning ☒ Special Land Use Permit ☐ Variance ☐ Special Exception

Variance Type: ☐ Administrative ☐ Zoning Board of Appeals ☐ Stream Buffer

Overlay District: ☐ I-20 ☐ Stonecrest

Additional Studies: ☒ Trip Generation Report ☐ Traffic Impact Study ☐ Development of Regional Impact Review ☐ Environmental Impact Review

Proposal Description:

PERSONAL CARE HOME UP TO 6 PEOPLE

Applicant Signature:

Date: 10/10/19

Planner Signature: Cheryl Wheeler

Date: 10/10/19

CWHEELER@STONECRESTGA.GOV
770 224-0174

THE CITY OF STONECREST GEORGIA

Special Land Use Permit Application

Applicant Information

Name: TONY MARTIN	CRISTINA DE ZULUETA	
ANDREA LANGSTON-YOUNG	JAMES YOUNG	
Address: 3881 BUTTON GATE CT, LITHONIA GA 30038		
Phone: 404-528-0050	Fax:	Email MARTINTONY44@YAHOO.COM

Owner Information

Owner's Name: TONY TYRRY MARTIN		
Owner's Address: 3881 BUTTON GATE CT, LITHONIA GA 30038		
Phone: 404-528-0050	Fax:	Email MARTINTONY44@YAHOO.COM
Property Address: 3881 BUTTON GATE CT, LITHONIA GA 30038	Acreage: 0.3 ACRES	
Parcel ID: 1601404023		
Current Zoning Classification: RESIDENTIAL		
Proposed Use of Property: PERSONAL CARE HOME (PCH)		

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: Two story house. 4 bedrooms, 2.5 bathrooms.

Downstairs: living room, dinning room, kitchen, family room, laundry room, restroom.

Upstairs: 4 bedrooms, 2 full bathrooms.

Attached garage. Patio and deck.

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: TONY TYRRY MARTIN	
Applicant's Signature:	Date:

Sworn to and subscribed before me this _____ Day of _____ 20 _____

Notary

Notary Public:	
Signature:	
My Commission Expires:	

☐ Application Fee ☐ Sign Fee ☐ Legal Fee

Fee: $	Payment: ☐ Cash ☐ Check ☐ CC	Date:
☐ Approved ☐ Approved with Conditions ☐ Denied		Date:

08-03-2017

Letter of Intent

The purpose of the present Special Land Use Permit Application is to establish a Personal Care Home (PCH), located at 3881 Button Gate Ct., Lithonia, GA 30038.
This PCH will host males, aged 19 and above, living with an intellectual disability or related condition, and seeking a living arrangement that allows them to engage in a community of like-minded peers. The intent of this PCH is to ensure that residents receive shelter and care, within a structured living arrangement that allows them to reach their personal objectives. This PCH will provide supervision and assistance so that the needs of the residents are addressed in a personalized and engaged way, through the clear agreement on short-term objectives, long-term visions and structured timelines that represent the individual's preferences. Individualized plans and strategies will be implemented to address the specific interests and desires of incoming individuals, focused on short-term attainable goals and tailor-made timelines.

Special Land Use Permit Criteria

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 requited 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 house is adequate and convenient for the proposed use. The bedrooms provide sufficient space for personal rest and privacy, as well as to meet the resident's daily needs for dressing, personal care, and storage of personal items. The house has two full bathrooms, as well as one lavatory. These are adequately equipped to provide privacy to residents. Additionally, the house is adequately set up to provide shared spaces for indoor activities and group activities.
The yard is also sufficient to support the proposed use of the site. The backyard deck is large enough to comfortably sit up to seven people. The yard is adequate for proposed outdoor activities with residents, including yard work, socialization and other activities.
Off-street parking can allow for up to four cars, and is adequate for the proposed use, including drop-offs and occasional visits.

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

Adjacent properties are residential. Similarly, the PCH we are proposing will be the residence for its clients, providing a safe and comfortable home in which to fulfill their personal development. The aim of our proposed use of this site is to make the life of residents as similar as possible to that of a residential family unit, and therefore compatible with adjacent properties and land uses. The daily schedule and activities of residents will respect and be compatible with the residential nature of the neighborhood, as listed below.
Morning and evening activities will include personal care, meals, and group activities (conversation, reading, television) resulting in negligible noise or disturbance to adjacent properties.
During week days, residents will be transported to activities off-site, which will leave the property unoccupied.
During weekends and public holidays, the residents' activities will remain compatible with adjacent property uses, ensuring limited noise and disturbance. Residents will occasionally engage in activities within the larger district, including walks, meals at local restaurants, and visits to libraries, museums and recreation centers, during which they will always be accompanied and supervised.

c. Adequacy of public services, public facilities, and utilities to serve the use contemplated.

Public services and public facilities for the hereby proposed use are adequate. Emergency services are adequate in the site's area, and are located at the following distances to the site. Distances are based on the Dekalb County Government Services map.
<u>Fire department</u>: Fire Station 17 is located 2.23 miles from the site. Additional fire stations include Station 4 (2.68 miles) and Station 16 (3.17 miles).

Hospitals and emergency care are available at short distances from the site, in case of medical emergency and for resident's medical visits: Emory Hillandale Hospital and Peachtree Immediate Care are both located 3.5 miles from the site, Fairview Urgent Care is located 5 miles from the site.
Garbage disposal and recycling is adequate in the area, and the site will follow the current pick-up schedule.
Public library and community center: the Salem-Panola Public Library is located 0.94 miles from the site, the Browns Mill Recreation Center is located 0.49 miles from the site.
Postal Office: the nearest postal office is located on Wesley Chapel Road, 3.38 miles from the site.

The site is equipped with the necessary utilities, including electricity, water and gas. These are functioning properly to meet the needs of all residents and staff. Internet is available for supervised use. A phone line will be available in a private room for residents' to make personal calls.

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.

The public street is adequate and has sufficient traffic-carrying capacity. The use of the public street will not create congestion in the area. Regular use of the public street will include use by staff arriving and departing from the site. These cars will be parked in the site's garage, therefore not using the public street. Additionally, residents will be transported twice a day in a mini-van, representing no impact on local traffic. Additional use of the public street will be limited to occasional visits.

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.

Existing land uses along the access routes to the site will not 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 reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or other emergency.

The site has the following entrance and exit points: one door located at the front of the building, one door located at the back of the building, one two-door garage with automatic doors at the front of the building. Residents and staff can access these entrances and exits easily from the first floor. Access to these entrances and exits does not affect pedestrian or automotive safety and convenience. Traffic flow will not be affected.
These points of entrance and exit will remain clear and accessible. In the event of a fire or other emergency, residents will be guided to these exits by staff. Emergency services will have access to these entrance points as needed.

g. Whether or not the purposed use will create adverse impacts upon adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The purposed use will not create adverse impacts upon adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use. Residents will be supervised by staff to ensure that noise levels remain at a reasonable level at all times. Residents will not be allowed to smoke in close proximity of any adjoining properties. Any odor, dust or vibration generated will be swiftly managed by staff so as to not impact any neighbors.

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

The proposed use will not create adverse impacts upon adjoining land use by reason of the hours of operation of the proposed use.

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 proposed use will not create adverse impacts upon adjoining land use by reason of the manner of operation of the proposed use. The PCH will be managed in a professional manner and compliant will all State regulation.

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 proposed plan is consistent with the requirements of the zoning district classification, as previous precedents have demonstrated.

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.

The proposed plan provides all the required buffer zones and transitional buffer zones where required.

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

The site has adequate provision of refuse and service areas for the proposed use.

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

The length of time for which the special land use permit is granted should not be limited in duration. As both City of Stonecrest and State regulations govern the use proposed, the special land use permit will be dependent on compliance and said regulations.

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, scaling and massing of adjacent and nearby lots and buildings.

The size, scale and massing of the site's building will not be modified, and will remain appropriate in relation to the size of the subject property and in relation to the size, scaling and massing of adjacent and nearby lots and buildings.

p. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archeological resources.

The proposed plan will not adversely affect historic buildings, sites, districts, or archeological resources.

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 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.

The height of the building will not be modified, and will therefore not create a negative shadow impact on any adjoining lot or building.

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

The proposed use will not result in a disproportionate proliferation of that or similar uses in the subject character area. State regulation limits the establishment of Personal Care Homes within a distance of 1,000 feet.

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 proposed use will remain consistent with the needs of the neighborhood and community. The PCH will be compatible with the neighborhood's character, activities and residential nature.

INFORMATION MEETING:
SPECIAL LAND USE PERMIT

To the attention of:
"Owner Name"
Address: "Street Number" "Street Name"
Tax Parcel Identification: "Tax Parcel"

An information meeting for neighbors will be held on "DAY, MONTH, YEAR" at "TIME", in "LOCATION". The purpose of the information meeting is to discuss the Special Land Use Permit Application to establish a Personal Care Home (PCH), located at 3881 Button Gate Ct., Lithonia, GA 30038. This meeting is part of a Public Participation Plan with the City of Stonecrest, Georgia.

Sincerely,

Tony T. Martin

Address	Street name	Owner name	Tax Parcel	'erified 5/01
Button Gate Ct				
3881	Button Gate Ct		1601404023	
3873	Button Gate Ct	Austin Mitchell	1601404022	YES
3865	Button Gate Ct	Jonathan Gedeon	1601404021	YES
3851	Button Gate Ct	Maldonia Griffin	1601403025	YES
3841	Button Gate Ct	Peter C. Dural	1601403026	YES
3835	Button Gate Ct	Sean Decharles Pittman	1601403027	YES
3840	Button Gate Ct	Pamela Rivers	1601403038	YES
3848	Button Gate Ct	Melvin G. Brown	1601403039	YES
3856	Button Gate Ct	Joyce K. Scales	1601403040	YES
3864	Button Gate Ct	Augustus K. Durand	1601403041	YES
3872	Button Gate Ct	Usman Olorunlamble	1601403042	YES
3880	Button Gate Ct	Darrell Chamness	1601403043	YES
3887	Button Gate Ct	Jewel D. McAshan	1601404024	YES
3895	Button Gate Ct	Charles Newton Jr.	1601404025	YES
3903	Button Gate Ct	Trena Frazier	1601404026	YES
3911	Button Gate Ct	Dock A. Newell	1601404027	YES
3917	Button Gate Ct	Lisa R. Mack	1601404028	YES
3923	Button Gate Ct	Kathleen David	1601404029	YES
3922	Button Gate Ct	Monroy Simon	1601403048	YES
3914	Button Gate Ct	Angelica Anderson	1601403047	YES
3904	Button Gate Ct	Tarkenton Y. Scott	1601403046	YES
3896	Button Gate Ct	Aloysius Obodoako	1601403045	YES
3888	Button Gate Ct	Shannon Whisby	1601403044	YES
Cain Mill Ct.				
4950	Cain Mill Ct.	Melissa M.M. Ernandez	1601401066	YES
4956	Cain Mill Ct.	Wanda Lechella Bell	1601401065	YES
4965	Cain Mill Ct.	Gale Gibson	1601401070	YES
4957	Cain Mill Ct.	Tishanna Brown	1601401069	YES
3875	Cain Mill Ct.	Steve Harris	1601401064	YES
Cain Mill Dr.				
3865	Cain Mill Dr.	David L. Anderson	1601401063	YES
3857	Cain Mill Dr.	James O. Greason	1601401062	YES
3849	Cain Mill Dr.	Nathaniel E. Fripp Sr.	1601401061	YES
3841	Cain Mill Dr.	Angela Stewart-Hayes	1601401060	YES
3833	Cain Mill Dr.	Barbara R. Morgan	1601401111	YES
3832	Cain Mill Dr.	Sybil J. Richmond	1601404030	YES
3840	Cain Mill Dr.	Hil M. Smith	1601404020	YES
3848	Cain Mill Dr.	Fernando H. Shaw	1601404019	YES
3856	Cain Mill Dr.	Tommy L. Reynolds Jr.	1601404018	YES
3864	Cain Mill Dr.	Dionne Scott	1601404017	YES
3872	Cain Mill Dr.	Zachary F. Wheeler	1601404016	YES
3880	Cain Mill Dr.	Larita G. Primrose	1601404015	YES
3896	Cain Mill Dr.	Linda T. Walton	1601404013	YES

3888	Cain Mill Dr.	Bridgette O. Brewster	1601404014	YES

Wolverton Cir.

3938	Wolverton Cir.	Kelsey E. Driver	1601403024	YES
3930	Wolverton Cir.	Dale Adrian Lawrence	1601403023	YES
3922	Wolverton Cir.	Maxine A. Marks	1601403022	YES
3910	Wolverton Cir.	Rhonda D. Conway	1601403021	YES
3899	Wolverton Cir.	Rassallah Sonson	1601401109	YES
3809	Wolverton Cir.	Dorothy J. Williams	1601401118	YES

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S CERTIFICATION

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.

GEORGIA REGISTERED No. 2661 PROFESSIONAL LAND SURVEYOR V.F. GADDY, JR.

V. F. Gaddy, Jr. 3/31/2020

Virgil F. Gaddy, Jr., GAPLS # 2661 — DATE

RECORD NORTH

LEGEND

IPS	IRON PIN SET (1/2" REBAR)
RBF	REBAR FOUND
CTF	CRIMP TOP FOUND
OTF	OPEN TOP FOUND
JB	JUNCTION BOX
R/W	RIGHT-OF-WAY
B.L.	BUILDING LINE
℄	PROPERTY LINE
SWCB	SINGLE WING CATCH BASIN
HW	HEADWALL
SSMH	SEWER MANHOLE
-X-	FENCE
L.L.L.	LAND LOT LINE
O.L.L.	ORIGINAL LOT LINE
D.E.	DRAINAGE EASM'T.
S.E.	SEWER EASM'T.
U.E.	UTILITY EASM'T.
C.L.	CHAIN LINK
PP	POWER POLE
DI	DROP INLET
LP	LIGHT POLE
CMP	CORUGATED METAL PIPE
℄	CENTERLINE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,873 FEET AND AN ANGULAR ERROR OF 1" PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITY.

A NIKON DTM-420 TOTAL STATION WAS USED TO OBTAIN ANGULAR AND LINEAR MEASUREMENTS.

THIS PROPERTY IS NOT LOCATED INSIDE A DESIGNATED F.I.A. SPECIAL FLOOD HAZARD AREA AS PER DEKALB COUNTY FLOOD INSURANCE RATE MAP #13089C0166J, EFFECTIVE DATE: 05-16-2013

AREA = 0.28 ACRE

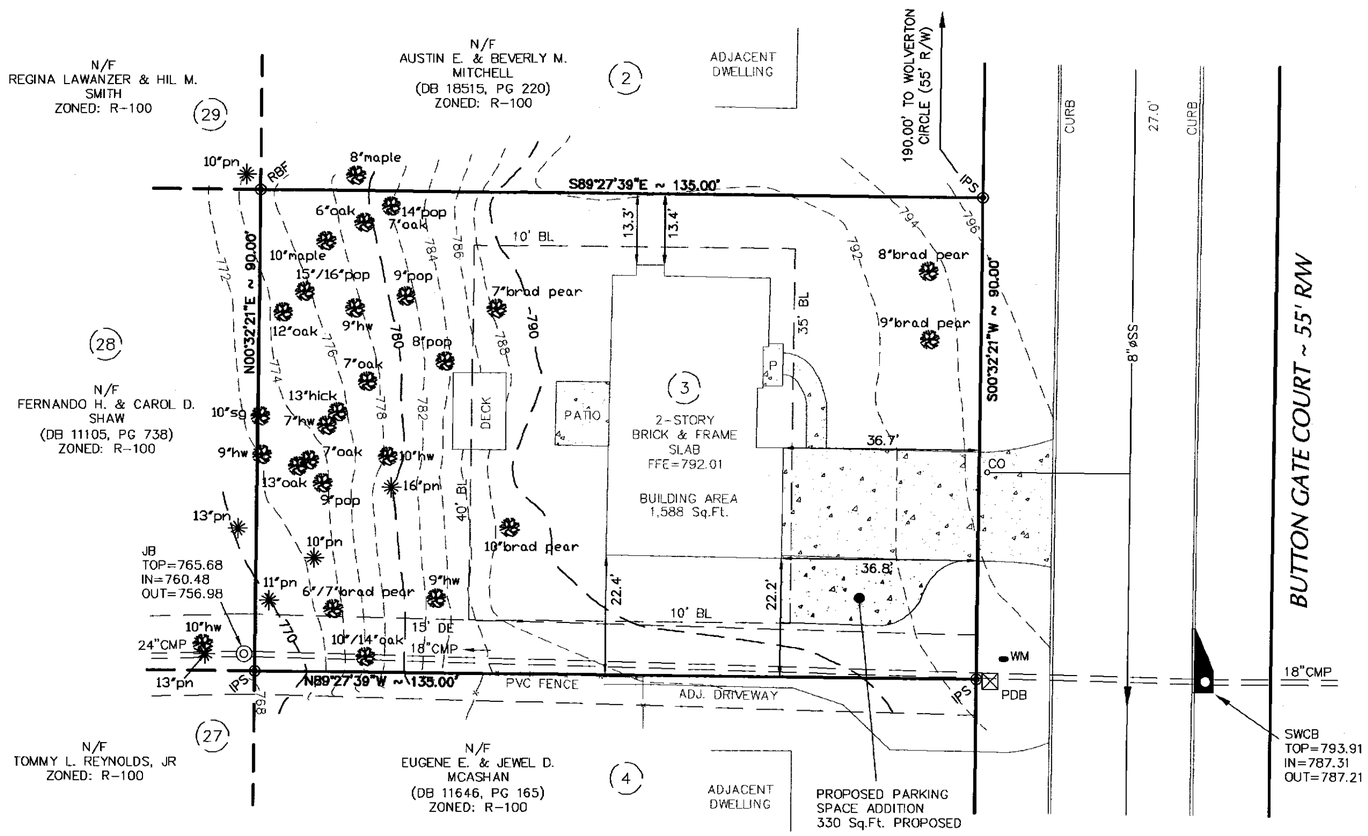
PROPERTY ZONED R-100 (CITY OF STONECREST)

SETBACKS SHOWN HEREON ARE BASED ON THE RECORDED FINAL SUBDIVISION PLAT.

PARKING AVAILABLE: 2 EXISTING & 1 PROPOSED

NOTE: THE PURPOSE OF THIS DRAWING IS FOR AN APPLICATION FOR A SPECIAL USE PERMIT FOR AN "ELDERLY GROUP HOME".

PROJECT NUMBER	BY	FIELD	DRAWING
TM-20-001	PJB	3-26-2020	3-31-2020



GRAPHIC SCALE

20 0 20 40 60

1 INCH = 20 FEET

SPECIAL USE PERMIT APPLICATION AND TOPOGRAPHIC SURVEY FOR:

TONY MARTIN

 # 3881 BUTTON GATE COURT
LOT 3 ~ BLOCK "K"
BURLINGTON SOUTH ~ UNIT II
(PLAT BOOK 112, PAGES 54-55)
LAND LOT 14 ~ 16TH DISTRICT
CITY OF STONECREST ~ DEKALB COUNTY, GEORGIA

GADDY SURVEYING & DESIGN, INC.
1215 PLEASANT HILL ROAD
LAWRENCEVILLE, GEORGIA 30044
PHONE - (770) 931-5920
FAX - (770) 931-5903
L.S. CERTIFICATE OF AUTHORIZATION #LSO01014
P.E. CERTIFICATE OF AUTHORIZATION #PEF005450

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: Date: 5/6/2020

Address: 3881 Button Gate Ct. City, State: Lithonia, Ga Zip: 30038

Phone: 404 528 0050

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public: Lakeisha K. Butts exp 2/15/2022

Lakeisha Kewonta Butts Notary Public DeKalb County, Georgia

Property Owner (If Applicable)

Signature: Date: 5/6/2020

Address: 3881 Button Gate Ct City, State: Lithonia, GA Zip: 30038

Phone: 404) 5 4710563

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public: Lakeisha K. Butts exp 2/15/2022

Lakeisha Kewonta Butts Notary Public DeKalb County, Georgia

Property Owner (If Applicable)

Signature: Date:

Address: City, State: Zip:

Phone:

Sworn to and subscribed before me this _____ day of _____, 20_____

Notary Public:

THE CITY OF STONECREST GEORGIA

Applicant/Petitioner
Notarized Certification

Petitioner states under oath that: (1) he/she is the executor or Attorney-In-Fact under a Power-of- Attorney for the owner (attach a copy of the Power-of-Attorney letter and type name above as "Owner"); (2) he/she has an option to purchase said property (attach a copy of the contract and type name of owner above as "Owner"); (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease and type name of owner above as "Owner").

Applicant / Petitioner	Signature:		Date: 05/13/2020
	Address: 3881 BUTTON GATE	City, State: STONECREST, GA	Zip: 30038
	Phone:		
	Sworn to and subscribed before me this_____day of_____, 20_____		
	Notary Public: Lakeisha K. Butts exp 2/15/2022		
Attorney / Agent	Signature:		Date:
	Address:	City, State:	Zip:
	Phone:		
	Sworn to and subscribed before me this_____day of_____, 20_____		
	Notary Public:		

Lakeisha Kewonta Butts
Notary Public
DeKalb County, Georgia

THE CITY OF STONECREST GEORGIA

Campaign Disclosure Statement

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the City of Stonecrest City Council or a member of the City of Stonecrest Planning Commission?

☐ Yes ☑ No

Applicant / Owner	
	Signature:
	Address: 3881 BUTTON GATE CT, LITHONIA GA 30038
	Date: 5/6/2020

If you answered yes above, please complete the following section:

Date	Government Official	Official Position	Description	Amount