THE CITY OF STONECREST GEORGIA

Special Land Use Permit Application

Applicant Information

Name: Judith Goulbourne
Tyrell Carty
Address: 6763 Hill Creek Cove | Lithonia, GA 30058
Phone: 678-464-5682 | Fax: | Email jgoulbourne1@yahoo.com
Owner's Name: Tyrell Carty, Judith Goulbourne
Owner's Address: 6763 Hill Creek Cove, Lithonia, GA 30058

Owner Information

Phone: 678-464-5682 | Fax: | Email jgoulbourne1@yahoo.com
Property Address: 6763 Hill Creek Cove, Lithonia, GA | Acreage: 0.34 acres
Parcel ID: 16 131 03 056
Current Zoning Classification: Residential, a single family residential home
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 X No

Property Information

Property Information: Property is currently a single-family residential home. The home consists of four bedroom and 3 bathrooms. The home is located with the Rogers Crossing subdivision in Lithonia, GA, DeKalb County.

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: Judith Goulbourne, Tyrell Carty
Applicant's Signature: [signature] | Date: 7/9/2020
Sworn to and subscribed before me this 9 Day of July 20 20

Notary

Notary Public: Shamika Yvette Tomlinson
Signature: [signature]
My Commission Expires: 2/28/2021

SHAMEKA YVETTE TOMLINSON NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires February 28, 2021

SHAMEKA YVETTE TOMLINSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

☐ 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

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: 7/9/2020

Address: 6763 Hill Creek Cove City, State: Lithonia, GA Zip: 30058

Phone: 678-464-5682

Sworn to and subscribed before me this 9 day of July, 2020

Notary Public: SHAMEKA YVETTE TOMLINSON NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires February 28, 2021 Shameka Yvette Tomlinson

SHAMEKA YVETTE TOMLINSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

Property Owner (If Applicable)

Signature: Date: 7/9/2020

Address: 6763 Hill Creek Cove City, State: Lithonia, GA Zip: 30058

Phone: 954-242-9555

Sworn to and subscribed before me this 9 day of July, 2020

Notary Public: SHAMEKA YVETTE TOMLINSON NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires February 28, 2021 Shameka Yvette Tomlinson

SHAMEKA YVETTE TOMLINSON NOTARY PUBLIC GWINNETT 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:

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: 7/9/20

Address: City, State: Zip:

Phone:

Sworn to and subscribed before me this 9 day of July, 20 20

Notary Public: Shameka Yvette Tomlinson

SHAMEKA YVETTE TOMLINSON
NOTARY PUBLIC
Gwinnett County
State of Georgia
My Comm. Expires February 28, 2021

SHAMEKA YVETTE TOMLINSON NOTARY PUBLIC GWINNETT COUNTY, GEORGIA

Attorney / Agent

Signature: Date:

Address: City, State: Zip:

Phone:

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

Notary Public:

Judith Goulbourne and Tyrell Carty
6763 Hill Creek Cove
Lithonia, GA 30058

Christopher Wheeler
Planning & Zoning Director
City of Stonecrest
3120 Stonecrest Blvd
Stonecrest, GA 30038

Dear Mr. Wheeler,

My name is Judith Goulbourne, my husband, Tyrell Carty and I are proposing to open and operate a Personal Care Home for no more than six residents. Currently the property is located at 6763 Hill Creek Cove and is a single-family residential home located in Dekalb County, Lithonia, GA. Please accept this letter as my intent to acquire a Special Land Use Permit in order to operate a Personal Care Home.

Between us, my husband and I have worked in geriatric healthcare for over fifteen years now, respectively. We have experience in various aspects of senior healthcare ranging from assistive care to hospice care. Over the years we have personally seen the struggle that many families face in trying to care for their elderly loved ones as they begin to need more assistance. We have seen an array of circumstances where patients and residents are mistreated or abandoned by a facility that their families have had to place them in. With that on our hearts and mind, we recognize that there is a need for the services we want to offer.

Our intention is to not only provide a safe, comfortable and enriching environment but a place for our residents to call home while providing their families peace of mind. Our Personal Care Home will offer each of our residents with individualized care and experiences that is unique to them. We intend to provide exceptional care to the growing elderly population in today's society and would greatly appreciate the opportunity to do so.

Thank you for your consideration.

Sincerely,

Judith Goulbourne and Tyrell Carty

Nannie's Personal Care Home
6763 Hill Creek Cove
Lithonia, GA 30058

Greeting Neighbor,

My name is Judith Goulbourne, my husband, Tyrell Carty and I are interested in opening and operating a Personal Care Home in our home. We will be hosting a meeting to discuss our plans with all of you. Due to the current state of COVID-19 our meeting date will be determined at a later date, please be on the lookout for another notice from us as we'd love to answer any questions you may have and address any concerns.

Thank you so much in advance.

Judith Goulbourne and Tyrell Carty

Sign-In Sheet

Date: TBD

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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 proposed personal care home is 2,362 Sq. Ft., is on 0.3 acres and has suitable off-street parking. The site is adequate for all requirements.

b) Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district;
The proposed personal care home is compatible with the adjacent properties and land uses in the district.

c) Adequacy of public services, public facilities, and utilities to serve the use contemplated;
The proposed personal care home is located within the residential neighborhood of Rogers Crossing; there is adequate access to public services, public facilities and all utilities.

d) Adequacy of the public street on which the use is proposed to be located and whether or notthere is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;
The proposed personal care home is located on Hill Creek Cove; Hill Creek Cove is local street and there should be no impact on the traffic patterns.

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;
The proposed will not affect any preexisting sites or land uses along the route to 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 proposed is safely accessed by automotive vehicles, access is convenient as there is no problem with traffic flow and control; access during any emergency event such as fire is open.

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 personal care home will not create any adverse impacts on any adjoining land by noise, smoke, odor, dust, or vibration generated by the use of the proposed.

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;
Although the proposed personal care home will be operated continuously to provide 24-hour care it will not create adverse impacts on any adjoining land because all care will be conducted inside the home.

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 personal care home will no create any adverse impacts on any adjoining land use due to the manner of operation.

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 personal care home is zone in a RCD - RES COMM DEV DIST. This district allows a personal care home at this site for up to 6 residents with a Special Land Use Permit.

k) Whether or not the proposed use is consistent with the policies of the comprehensive plan;
The proposed personal care home will be consistent with policies of the 'Stonecrest Comprehensive Plan 2038'; the comprehensive plan states GOAL H-4, "Support housing options for special needs populations", in which the corresponding policy (H-17) states, "Work with agencies, private developers and non- profit organizations to locate housing to serve Stone- crest's special needs populations, particularly those with challenges related to age, health or disability". The proposed personal care home will provide housing and care to residents who need assistant due to their age, health and/or disability.

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;
Buffer zones and transitional buffer zones are not required for the location of the proposed personal care home due to the proposed being located in a residential district.

m) Whether or not there is adequate provision of refuse and service areas;
Adequate provision of refuse and service areas will be provided to the proposed personal care home.

n) Whether the length of time for which the special land use permit is granted should be limited in duration;
The length of time in which the Special Land Use Permit is granted 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 proposed personal care home is an existing building therefore it is of an appropriate size, scale and massing with all adjacent buildings and lots.

p) Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources;
The proposed plan will not adversely affect any 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;
The proposed building satisfies the requirements due to it being a residential building that will be converted into a personal care home.

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 proposed building is a one-story building and does 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; and
The proposed should not result in a disproportionate proliferation of this similar service.

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 personal care home would be consistent with the needs of the neighborhood and community as a whole, the personal care home would provide a needed service to residents who need assistance with their daily activities.

EXHIBIT “A”

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 131 of the 16th District; of Dekalb County, Georgia, City of Stonecrest, and being more particularly described as follow:

BEGINNING at a point on the West side of Hill Creek Cove, 580 feet Northeasterly from the Southeasterly corner of Hill Creek Cove and Dalehollow Drive, thence the following bearings and distances to describe the parcel.

N 90°00’00” W for a distance of 150.00 feet to a point, thence
N 00°00’00” E for a distance of 100.00 feet to a point, thence
N 90°00’00” E for a distance of 150.00 feet to a point, thence
S 00°00’00” E for a distance of 100.00 feet to a point and **THE POINT OF BEGINNING.**

This parcel containing 15,000 sq.ft. known as 6763 Hill Creek Cove, Lithonia, Ga. according to the house numbering system of City of Stonecrest Ga., and being more particularly shown on a Special Use Permit Site Plan for Jodi-Ann Goulbourne by George E. Vedder, Ga. R.L.S. #2562, dated 3-15-2020

The field data upon which this plat is based has a closure of 1 foot in 10,000+ feet, an angular error of 03 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 100,000+ feet. An electronic total station and a 100' chain were used to gather the information used in the preparation of this plat.

ZONED: R-100

MAX. LOT % =35%
MAX. HEIGHT=35'
FRONT: AVG.
SIDE: 10'
REAR: 40'

TRAFFIC STUDY NOTE:

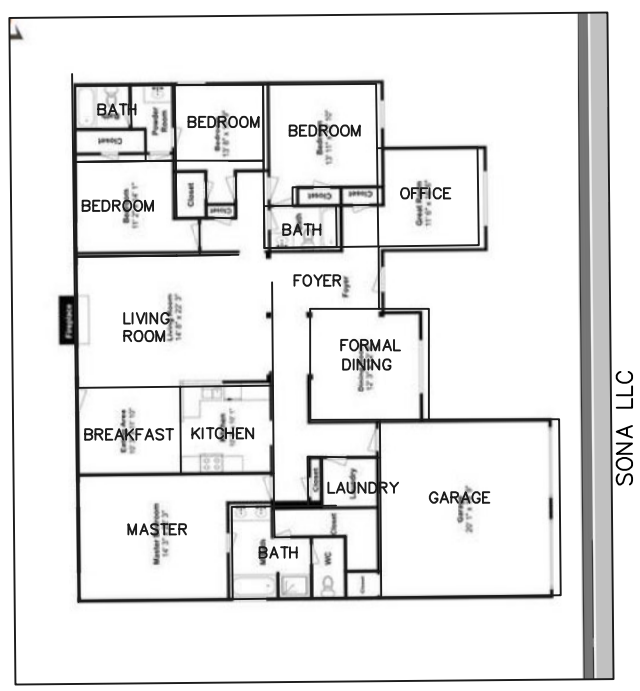
EXPECTED NUMBER OF VEHICLES: 1
Therefore, no increase in traffic flow from the daily operation of this facility.

General Notes:

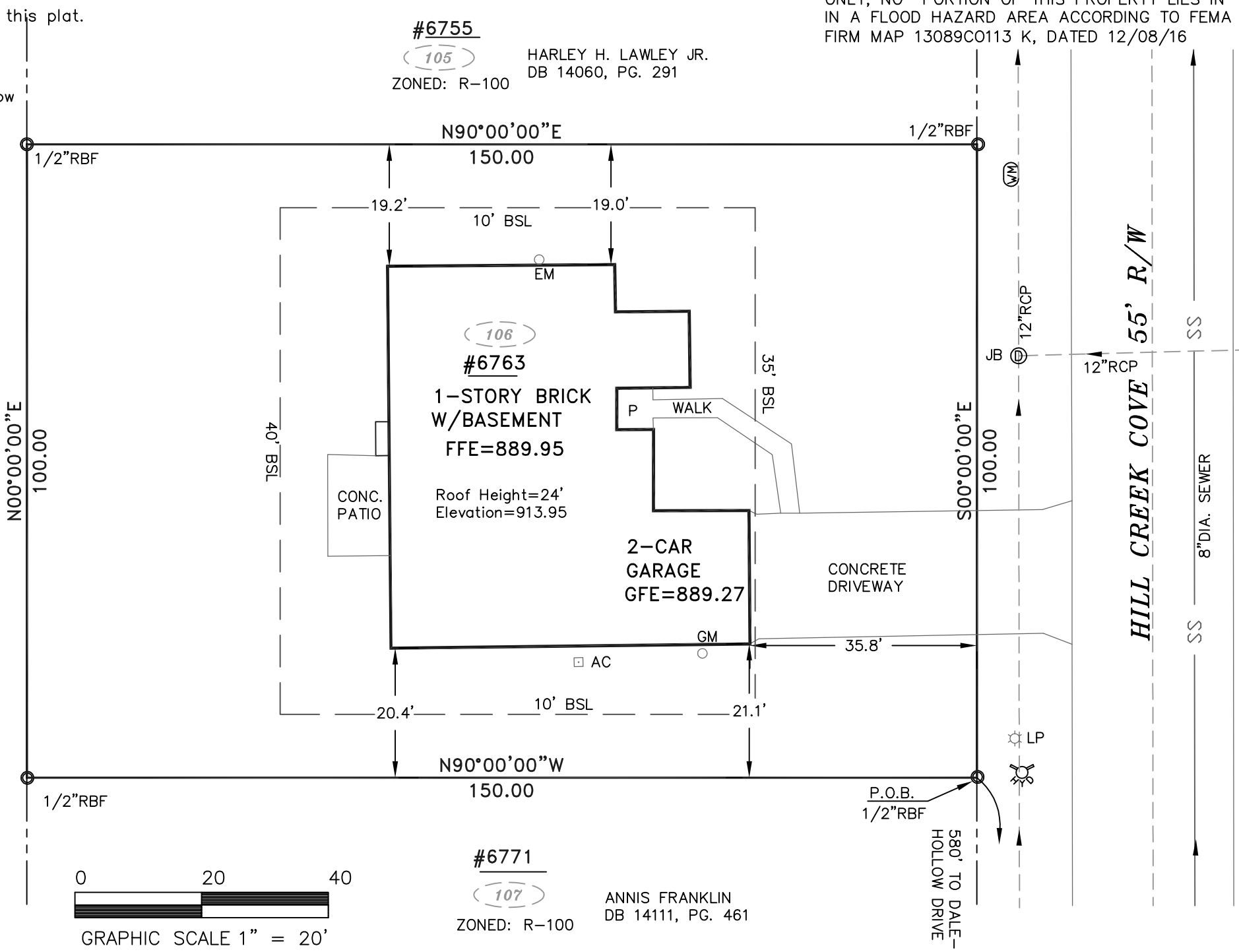
All driveways, walks and structures are existing
There is curb-side garbage pick up available
There is planted shrubs and sod existing

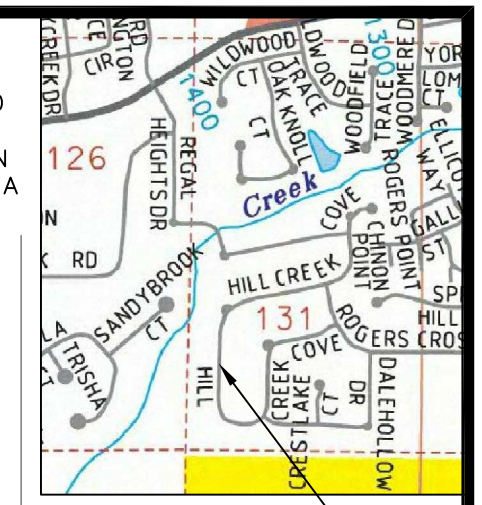
FLOOD STATEMENT

I HAVE EXAMINED THE OFFICIAL FLOOD HAZARD MAP AND FOUND THAT BY GRAPHIC PLOTTING ONLY, NO PORTION OF THIS PROPERTY LIES IN IN A FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP 13089C0113 K, DATED 12/08/16



LAYOUT OF FACILITY:
4 BEDROOM, 3 BATH (2362 S.F.)





VICINITY MAP

NORTH MAGNETIC

STATE WATERS NOTE:

NO STATE WATERS PRESENT WITHIN 200 FEET OF PROJECT.

LEGEND

DB	DEED BOOK, PAGE
PB	PLAT BOOK, PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCE
P	PORCH
EM	ELECTRIC METER
CB	CATCH BASIN
JB	JUNCTION BOX
RBF	REINFORCING BAR FD.
R/W	RIGHT-OF-WAY
LL	LAND LOT
CONC	CONCRETE
PP	POWER POLE
WM	WATER METER
EM	ELEC. METER
GM	GAS METER
LP	LAMP POLE
SS	SANITARY SEWER
FFE	FIN. FLOOR ELEV.
-X-X-	FENCE

LOT AREA:

15,000 sq. ft.
0.34 acres

VEDDER SURVEYS & ASSOCIATES, LLC
39 Forsyth Landing Blvd.,
Forsyth, Ga. 31029
TELEPHONE (678) 544-2585
EMAIL: GEORGE@VEDDERSURVEY.COM

GEORGIA REGISTERED NO. 2562 LAND SURVEYOR GEORGE E. VEDDER

SURVEY 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 Georiga as set forth in the rules and regulations of the Georgia Boarrd of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. section 15-6-67

George E. Vedder, GA RLS 2562 Date

SPECIAL USE PERMIT SITE PLAN FOR:
JODI-ANN GOULBOURNE
ADDRESS: 6763 HILL CREEK COVE

LAND LOT 131	DIST. 16 TH	DEKALB COUNTY, GA.
LOT 106 BLOCK D	PHASE: II	SCALE 1"=20'
ROGERS CROSSING, PB. 128, PG. 110		
SURVEY & PLAT DATE: 3/15/20		CITY OF STONECREST