THE CITY OF STONECREST GEORGIA

ENTERED 3-27-19 (5)
SLU19-000005

Special Land Use Permit Application

Applicant Information

Name: franklyn Champagnie

Address: 5714 Southcrest LN | Stone Crest GA 30038

Phone: 770 256 6488 | Fax: | Email WYNE.DIAG@hotmail.com

Owner's Name: franklyn Champagnie FWC LLC

Owner's Address: Same as above

Phone: 770 256 6488 | Fax: | Email Same

Owner Information

Property Address: 5714 Southcrest LN | Acreage:

Parcel ID:

Current Zoning Classification:

Proposed Use of Property:

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: I would Like To have a Personal Care home for not more than Three elderly people

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: franklyn Champagnie

Applicant's Signature: [signature] Date: 3/11/2019

Sworn to and subscribed before me this 11th Day of March 20 19

Notary

Notary Public: Karen Lucas

Signature: [signature]

My Commission Expires:

KAREN LUCAS NOTARY PUBLIC FAYETTE COUNTY, GEORGIA MY COMMISSION EXPIRES MAY 21, 2022

☐ 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: [illegible] Date: 3/19/19

Address: 5714 Southcrest LN City, State: Stonecrest GA Zip: 30038

Phone: 770 256 6488

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:

Property Owner (If Applicable)

Signature: Tiffany D Adams Date: 3/20/2019

Address: City, State: Stonecrest, GA Zip: 30038

Phone: 7-224-0177

Sworn to and subscribed before me this 20th day of March, 20 19

Notary Public: TIFFANY D ADAMS NOTARY PUBLIC MY COMMISSION EXPIRES FEBRUARY 4, 2020 NEWTON 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: 5714 Southcrest LN Stonecrest GA 30038
	Date: 3/19/19

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

Date	Government Official	Official Position	Description	Amount
		N/A		

City of stone crest

Personal care home letter of community permit/impact

My name is Frankly Champagnie and my wife Pauline Champagnie we recently purchase a home in southcrest lane stone crest GA and are now new members of our community. We presently have a state permit and we are presently caring for two elderly people in our home. We would like to relocate our patients with us to our new home at 5714 southcrest lane where we live and we are asking the city of stone crest to please grant us an permit to care for not more than three elderly people which would give them an opportunity to have a place to live in our wonderful community. We will be the ones living at the house and will be taking care of the patients ourselves. We have the patients and passion to care for people and would like the opportunity to do so.
We promise to up keep the property and make sure it is safe well kept and maintained in every way that is required by law.

Thank you for your consideration and looking forward to hearing from you

Franklyn Pauline champagnie

3/11/2019

City of stone crest

Special landuse Permit

Letter of intent for ~~stream buffer Variance~~

A, there is adequate space
B, yes it is compatible with the proposed use
C, will not interfere with the public services or utility
D, will not interfere with public streets
E, only a private car will be used so there is no interference
F, It will not cause any interference with public traffic or is it a interference with safety and convenience
G, it will not cause not of the above because its only providing living space for not more than three elderly people
H, it will not cause any traffic or noise it will be a very quiet and peaceful home
I, not impact on the adjoining property on hours of operation
J, Yes it is a R100 for residential use
K, Yes it will be consistent policy of the use
L, Yes it is
M, Yes there is
N, I don't think it should be limited because its residential
O, Yes it is more than enough space
P, No. it's a residential area
Q, I don't see why not . its residential
R, No just a regular housethat was build the same as the community
S, No
T, Yes it will be

Franklyn champaginie

3/11/2019

5714 southcrest lane lithonia ga

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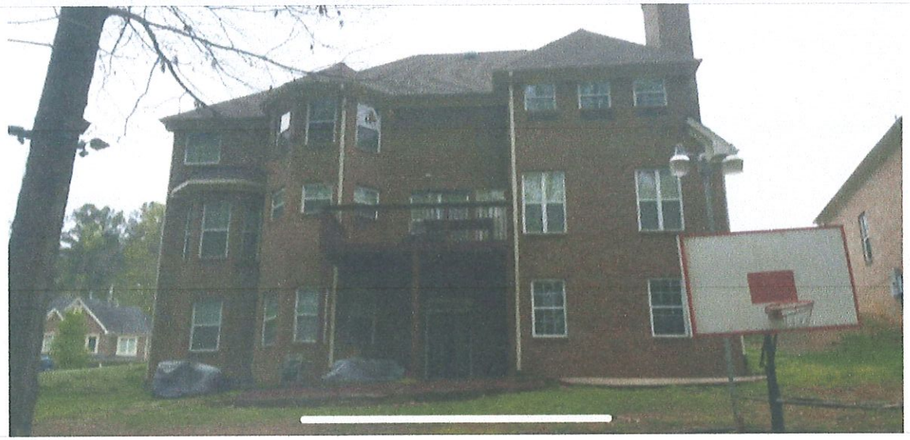

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LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 79, Sixteenth District of Dekalb County, Georgia and being Lot 9, Southcrest Subdivision as recorded in Plat Book 153 Page 113, Dekalb County records and being more particularly described as follows:

The POINT OF REFERENCE is a ½" rebar at the common corner of Lots 10 & 11 at the right of way of Southcrest Lane of said subdivision;

THENCE from said POINT OF REFERENCE along said right of way, North 46 degrees 05 minutes 35 seconds West, 99.94 feet to a ½" rebar found at the common corner of Lots 9 & 10 and the POINT OF BEGINNING;

THENCE North 46 DEGREES 05 MINUTES 35 SECONDS West, 54.56 feet to the point of curvature;

THENCE along a curve to the right an arc distance of 45.63 feet having a radius of 472.50 feet and being subtended by a chord North 43 degrees 48 minutes 15 seconds West, 45.61 feet, to a ½" rebar found at the common corner of Lots 8 & 9;

THENCE along the common line between Lots 8 & 9 North 49 degrees 21 minutes 30 seconds, 182.21 feet to a point;

THENCE South 44 degrees 28 minutes 57 seconds East, 82.56 feet to a ½" rebar found at the common rear corner of Lots 9 & 10;

THENCE South 43 degrees 48 minutes 42 seconds West, 180.89 feet to a 1/2" rebar found and the POINT OF BEGINNING.

SAID parcel of land being Lot 9 of said subdivision and contains 0.38 acre and being subject to all easements and setbacks of record and shown on a survey for FWC, LLC by GMJ SurV, LLC, dated March 8, 2019 and recorded in Plat Book 272 Page 53, Dekalb County records.

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

STATE OF GEORGIA

PERSONAL CARE HOME PERMIT

This is to certify that a permit is hereby granted to

FRANKLYN CHAMPAGNIE
(Name of Governing Body)

to maintain and operate a Personal Care Home with a capacity of 3 named as F AND P HOME CARE
(Name of Facility)

Said facility and premises are located at 3576 BROAD OAK COURT
(Street)

in DECATUR (City or Town) 30034 (Zip Code) County of DEKALB, Georgia.

Permit Effective Date: Wednesday, June 08, 2016, and remains in effect unless revoked or suspended.

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. 31-7-3 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

PERMIT NO. PCH008785

In Witness Whereof, we have hereunto set our hand this 8TH day of JUNE, 2016

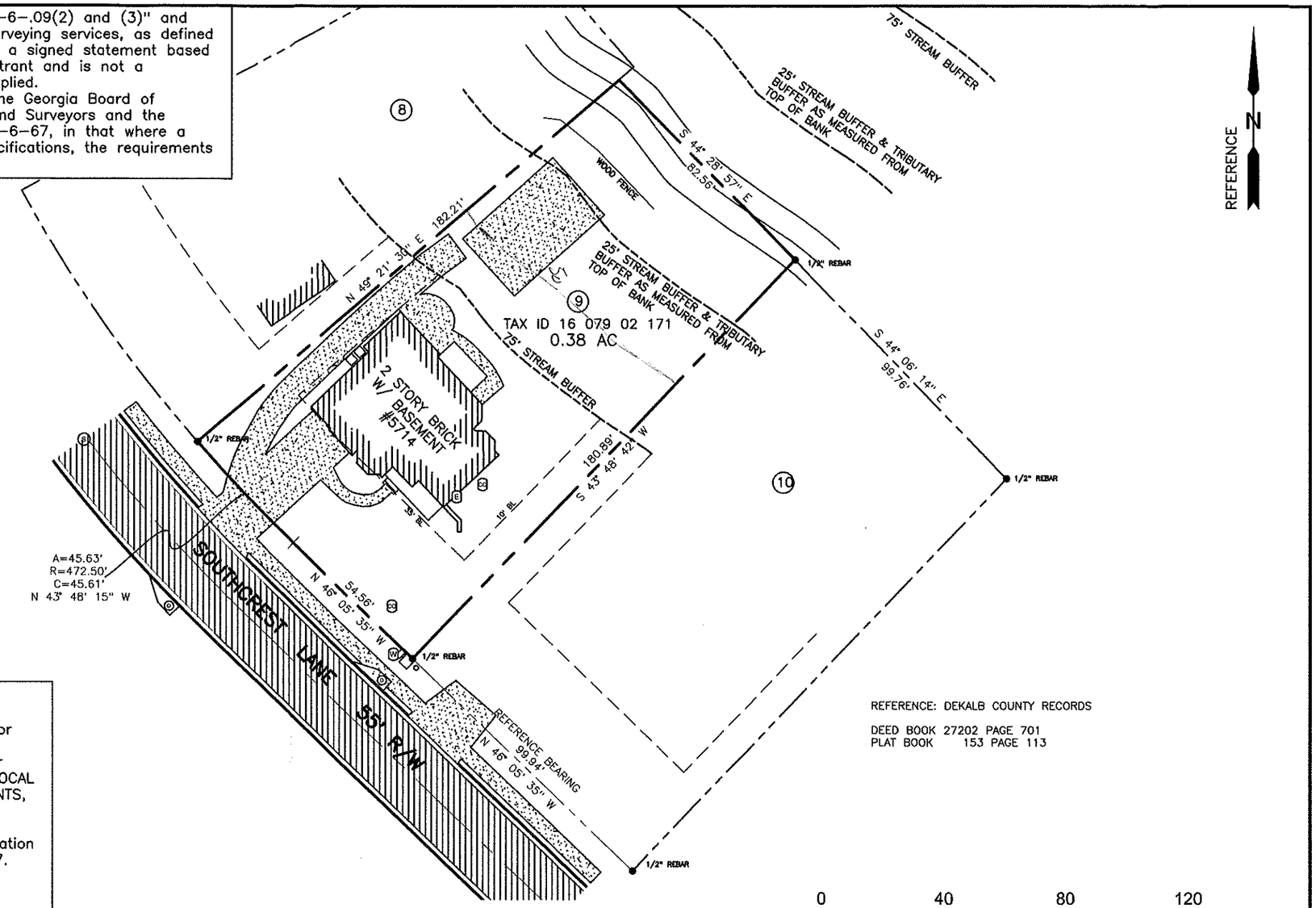
GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Melanie Simon

Melanie Simon, Division Chief

The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.



REFERENCE: DEKALB COUNTY RECORDS

DEED BOOK 27202 PAGE 701
PLAT BOOK 153 PAGE 113

0 40 80 120

1" = 40'

LEGEND

- BOUNDARY LINE
- FENCE LINE
- SETBACK LINE
- IRON MARKER FOUND
- ASPHALT AREA
- CONCRETE AREA

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.

GARY WITHERINGTON, GA. PLS #1930

GEORGIA PROFESSIONAL No. 1930 LAND SURVEYOR GARY W. WITHERINGTON

THIS PROPERTY IS SHOWN IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, ON FIRM PANEL 13089C0169J DATED MAY 16, 2013.

THIS SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.

CERTIFICATION

The field data this survey is based upon has a closure precesion of 1' in 16,495 feet and an angular error of 02" per angle point and was adjusted using the COMPASS RULE. Equipment used was a Trimble 5600 Robotic Total Station.
This plat has been calculated for closure and is accurate within one foot in 99,963 feet.

SURVEY

FOR

FWC, LLC

LOT 9

SOUTHCREST SUBDIVISION

IN LAND LOT 79 — 16TH DISTRICT
DEKALB COUNTY — GEORGIA
PLAT DATE: MAR. 8. 2019 — FIELD DATE: MAR. 5, 2019
SCALE: 1" = 40' — DWG NO. 19021B

GMJ SURV., LLC
LAND SURVEYING
85 NORTH DR., HAMPTON, GA. 30228
(470)765-2536
LSF 001268