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## SPECIAL LAND USE PERMIT (SLUP) ANALYSIS

<b>Petition Number:</b>	SLUP 24-004
<b>Applicant:</b>	Theresa Owusu D/B/A G&T Care Services, LLC 5673 La Fleur Trail Stonecrest, GA 30038 <a href="mailto:owusugrant332@gmail.com">owusugrant332@gmail.com</a>
<b>Owner:</b>	Aqeelah Karriem 5673 La Fleur Trail Stonecrest, GA 30038
<b>Project Location:</b>	5673 La Fleur Trail
<b>District:</b>	4 – Councilman George Turner. Jr.
<b>Acreage:</b>	0.39 acres
<b>Existing Zoning:</b>	RSM (Small Lot Residential Mix) District
<b>Future Land Use:</b>	Suburban Neighborhood (SN)
<b>Overlay District:</b>	N/A
<b>Proposed Development/Request:</b>	The applicant is requesting a Special Land Use Permit (SLUP) to operate a personal care home with a maximum of four (4) individuals.
<b>CPIM:</b>	April 11, 2024
<b>Planning Commission:</b>	<del>May 7, 2024</del> Rescheduled- June 4, 2024
<b>Mayor &amp; City Council:</b>	<del>May 28, 2024</del> Rescheduled- June 26, 2024
<b>Sign Posted/ Legal Ad(s) submitted:</b>	March 25, 2024
<b>Staff Recommendation:</b>	<b>Denial</b>
<b>Planning Commission:</b>	<b>Acceptance of the applicants request to withdraw the application without prejudice.</b>



## PROJECT OVERVIEW

### Location

The subject property is located at 5673 La Fleur Trail with a parcel identification 16 054 02 029. The dwelling is located within the Winslow Crossing Subdivision.

The property abuts RSM (Small Lot Residential Mix) District on the north, south, east, and west.



Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use
Applicant	RSM (Small Lot Residential Mix) District	Residential
Adjacent: North	RSM (Small Lot Residential Mix) District	Residential (Detached Single Family Home)
Adjacent: West	RSM (Small Lot Residential Mix) District	Residential (Detached Single-Family Home)
Adjacent: East	RSM (Small Lot Residential Mix) District	Residential (Detached Single Family Home)
Adjacent: South	RSM (Small Lot Residential Mix) District	Residential (Detached Single Family Home)



### Background

Under the Stonecrest's Zoning Ordinance, the property is classified as RSM (Small Lot Residential Mix) District.

According to [Section 2.12.1](#), the purpose and intent of the City Council in establishing the RSM District is:

- A. To provide for the creation of For Sale residential neighborhoods that allow a mix of single-family attached and detached housing options.
- B. To provide flexibility in design and product on the interior of new development while protecting surrounding neighborhoods.
- C. To implement the future development map of the city's comprehensive plan.

The closet Personal Care Home is located at 3153 Pequea Drive, which is approximately 1.2 miles from subject property. The property is a single-family detached dwelling. The dwelling was built in 1986 with three (3) bedrooms and two (2) bathrooms. The entire floor area is approximately 2,164 square feet. The applicant stated that the home will admit non-family adult residents, 18 years of age or older who are not related by blood within the third degree of consanguinity or by marriage to any management member of G&T care services or governing body.



### Public Participation

Property owners within 1,000 feet of the subject property were mailed notices of the proposed rezoning in March 2024. The Community Planning Information Meeting (CPIM) was held on April 11, 2024, at 6:00 P.M. at city hall. The attendees were concerned about the safety of the current neighborhood residents, traffic, the facility being located in a residential versus a commercial area, usage of the home if the permit isn't issued, number of staff members, hours of operations, parking and the number of residents that will reside within the dwelling.

### Floor Layout Plan



**TOTAL: 2164 sq. ft**  
**FLOOR 1: 2164 sq. ft**

**EXCLUDED AREAS: REAR PATIO AND DECK: 934 sq. ft, EMBEDDED WINDOW: 15 sq. ft, FIREPLACE: 9 sq. ft**

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Site Photos





# SLUP 23-015

ADDRESS: 5673 La Fleur Trail

CURRENT ZONING: RSM (Small Lot Residential Mix) District

FUTURE LAND USE: Suburban Neighborhood (SN)



Subject Property

## Aerial Map



**Zoning Map**

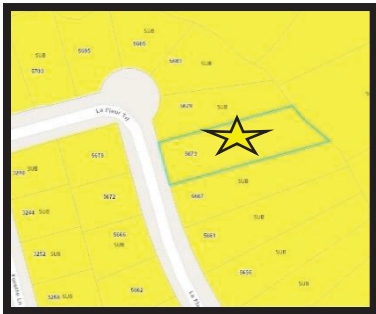


**Legend**



**RSM  
Small Lot  
Residential  
Mix**

**Future Land Use Map**



**Legend**



**SN  
Suburban  
Neighborhood**



## STANDARDS OF SPECIAL LAND USE PERMIT REVIEW

[Section 7.4.6](#) of the Stonecrest Zoning Ordinance lists twenty factors to be considered in a technical review of a special land use permit completed by the Community Development Department and Planning Commission. Each criterion is listed with staff analysis.

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the 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 residence is approximately 2,164 square ft. on 0.39 acres. It meets the land area for the operation of a personal care home. [Section 4.2.41 \(Personal care homes and child caring institutions\)](#) states the minimum square footage of the proposed use is 1,800 square feet. The required parking is at least four (4) parking spaces within a driveway, garage, or carport.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.**

The structure is compatible with the adjacent properties. However, the land use is not compatible with those homes with single-family residential uses. The land use has a suburban neighborhood designation that does not permit the RSM zoning category.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.**

Currently, there are adequate public services, public facilities, and utilities to serve the current use as a single-family residence, with the increase in the number of tenants, it cannot be determined if there are adequate facilities. The required parking are at least four (4) parking spaces within a driveway, garage, or carport.

- 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.**

La Fleur Trail is classified as a local road. There will be no significant impact on the public streets or increased traffic in the area.

- E. Whether 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 existing land use located along the access routes to the site would not be adversely affected by the character of the vehicles or the volume traffic generated by the proposed use. Le Fleur Trail is a local road that is designed to handle residential traffic.

- F. Adequacy of 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 another emergency.**



The subject property is located within an existing subdivision, which has adequate ingress and egress that will be able to handle the addition of the number of vehicles permitted on the property.

**G. Whether 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 hours of operation shall be 9:00 A.M. – 5:00 P.M., Monday to Friday; and 10:00 A.M. – 5:00 P.M. on Saturdays and Sundays.

**H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.**

The proposed hours of operation shall be 9:00 A.M. – 5:00 P.M., Monday to Friday; and 10:00 A.M. – 5:00 P.M. on Saturdays and Sundays.

**I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.**

According to the applicant, she and her husband (a healthcare administrator) will live in the dwelling and plan to work with agencies to be assigned residents.

**J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.**

The proposed use is consistent with the zoning district classification requirement in which the use is proposed to be located.

**K. Whether the proposed use is consistent with the policies of the comprehensive plan.**

In the comprehensive plan the primary land use is Suburban Neighborhood. The zoning of RSM is not permitted in the Suburban Neighborhood land use. All assisted living facilities have different criteria than personal care homes.

**L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

The proposed use does not require buffers or transitional buffers by the zoning district.

**M. Whether there is adequate provision of refuse and service areas.**

There is adequate refuse and service according to the applicant for the property.

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

If granted approval, the special land use permit should not be transferable and **only** applicable to the current applicant, operator(s), and homeowner(s).





**O. Whether 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 existing building has an appropriate structure, which is consistent in size, scale, and massing with adjacent and surrounding buildings in the area.

**P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

At this time, we are unable to determine whether the proposed use 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 permits.**

The submitted floor plan submitted to staff meets all the requirements within the supplemental regulation in [Division 2, Section 4.2.41](#).

**R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

The proposed development would not exceed the height of nearby residential structures. The existing building would be similar to the height abutting the property. There will be no negative shadow impact on any adjoining lot.

**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 objective of the comprehensive plan.**

The proposed personal care home would be consistent with the neighborhood's needs or the community. However, the zoning district of RSM is not a permitted zoning district in the Suburban Neighborhood future land use.

**STAFF RECOMMENDATION**

Staff recommends **denial** due to non-compliance with the comprehensive plan.

**PLANNING COMMISSION RECOMMENDATION – June 4, 2024**

Acceptance of the applicants requests to withdraw the application without prejudice.



**Attachment(s): SLUP 24-004 Application Materials**



### Special Land Use Permit Application

Applicant Information	Name:	Theresa Owens	
	Address:	5673 La Fleur Trl. Lithonia	GA 30038
	Phone:	[Redacted]	Fax: [Redacted] Email: [Redacted]
	Owner's Name:	Theresa Owens	
Owner Information	Owner's Address:	5673 La Fleur Trl. Lithonia GA 30038	
	Phone:	[Redacted]	Fax: [Redacted] Email: [Redacted]
	Property Address:	5673 La Fleur Trl.	Acreage: .5 acre / 2164 sq. ft.
	Parcel ID:	1605402029	
Property Information	Current Zoning Classification:	RSM - Small Lot Residential Mix.	
	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?	Yes <input type="radio"/> No <input checked="" type="radio"/>	
Affidavit	Property Information:	The property was built in 1986, 3 bedrooms and 2 bathrooms, single family residence. approx. 2170 sq. ft.	
	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.		
Notary	Applicant's Name:	THERESA OWENS	
	Applicant's Signature:	<i>Theresa Owens</i>	Date: 03/15/2024
	Sworn to and subscribed before me this	15	Day of March 20 24
	Notary Public:	<div style="border: 1px solid black; padding: 5px; display: inline-block;">           Katrina Jones            NOTARY PUBLIC            Rockdale County            State of Georgia            My Comm. Expires 09/20/2026         </div>	
Signature:	<i>Katrina Jones</i>	\$30.00	
My Commission Expires:			
<input type="checkbox"/> Application Fee <input checked="" type="checkbox"/> Sign Fee <input checked="" type="checkbox"/> Legal Fee			
Fee: \$ 30.00	Cash <input checked="" type="checkbox"/>	Payment: <input type="checkbox"/> Cash <input type="checkbox"/> Check <input type="checkbox"/> CC	Date: 03.15.24
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			Date:

08-03-2017



### 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: <i>Theresa Nelson</i>		Date: <i>3/15/24</i>	
	Address: <i>5673 La Fleur Trail</i>		City, State: <i>Leithonia, GA</i> Zip: <i>30038</i>	
	Phone: [REDACTED]			
	Sworn to and subscribed before me this <u>15</u> day of <u>March</u> , 20 <u>24</u>			
Property Owner (If Applicable)	Notary Public:		<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <b>Katrina Jones</b>  <b>NOTARY PUBLIC</b>  <b>Rockdale County</b>  <b>State of Georgia</b>  <b>My Comm. Expires 09/20/2026</b> </div> <i>Katrina Jones 03.15.24</i>	
	Signature:			Date:
	Address:		City, State:	Zip:
	Phone:			
Property Owner (If Applicable)	Sworn to and subscribed before me this _____ day of _____, 20____			
	Notary Public:			
	Signature:		Date:	
	Address:		City, State:	Zip:
Property Owner (If Applicable)	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: <i>Theresa N. O...</i>		Date: <i>3/15/2024</i>
	Address: <i>5673 La Fleur Trail</i>		City, State: <i>Lithonia, GA</i> Zip: <i>30038</i>
	Phone: <span style="background-color: black; color: black;">[REDACTED]</span>		
	Sworn to and subscribed before me this <u>15</u> day of <u>March</u> , 20 <u>24</u>		
Attorney / Agent	Notary Public:		
	<div style="border: 1px solid black; padding: 5px; display: inline-block;">           Katrina Jones  <b>NOTARY PUBLIC</b>            Rockdale County            State of Georgia            My Comm. Expires <i>09/20/2025</i> </div>		<i>Katrina Jones 03-15-24</i>
	Signature:		Date:
	Address:		City, State:
Phone:		Zip:	
Sworn to and subscribed before me this _____ day of _____, 20____			
Notary Public:			



### 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

<b>Applicant / Owner</b>	Signature: <i>Theresa N. ...</i>
	Address: <i>5673 La Fleur Trl. Lithonia GA 30038</i>
	Date: <i>03/15/24</i>

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

Date	Government Official	Official Position	Description	Amount

G&T Care Services, LLC.

5673 LA FLEUR TRL

LITHONIA GA 30038

Tel: 6467310455

Email: owusugrant332@gmail.com

February 27, 2024

Planning and Zoning

3120 Stonecrest Blvd,

Stonecrest, GA 30038

Dear Director,

G&T Care Services LLC. is submitting this letter of intent to apply for special land use permit to operate personal care home. The facility will be located at 5673 LA FLEUR TRL.

The facility will provide personal services and social activities and assist with or supervise - administration of medication. All services will be provided by qualified licensed professionals. The facility will work closely with the Georgia department of community health, other health care and social service providers. For occupancy the facility will have one live-in staff 24/7 and three clients.

The estimated capital expenditure associated with this project is approximately \$20,000.

Mrs. Theresa Owusu is authorized to respond to questions regarding the application. She can be reached at [REDACTED] or by email at [REDACTED]

Sincerely,

Theresa Owusu

CEO.

### **Sec. 7.4.6. Special land use permit; criteria to be considered.**

The following criteria shall be considered by the planning department, the planning commission, and the city council 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 city council unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and the application is in compliance with all applicable regulations in article 4 of this chapter:

- A. Adequacy of the size of the site for the use contemplated and whether 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.

Yes, there is adequate size of site for completed and the land area is also available for the proposed use including all 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. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The propose personal care home is compatible with adjacent properties and land use with other land uses in the district.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

There are adequate public services, public facilities, and utilities to serve the proposed personal care home.

- D. Adequacy of the public street on which the use is proposed to be located and whether 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 on which the proposed personal care home is located on is adequate, there is also sufficient traffic – carrying capacity the use of the propose personal care home so as not to increase traffic and create congestion in the area.



E. Whether 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 use located along access routes to the site will not be adversely affected by the character of vehicles or the volume of traffic generated by the proposed use.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

There are adequate ingress and egress to the subject property and to all proposed buildings, structures, and thereon, with reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

G. Whether 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 adverse impact upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by proposed use.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The proposed personal care home will not create adverse impact upon any adjoining land use by reason of the hours of operation.

I. Whether 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 not create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

J. Whether the proposed use 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 consistent with the requirements of the zoning district classification in which is located.

- K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The proposed personal care home is consistent with the policies of comprehensive plan.

- L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

The proposed personal care home provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the proposed personal home is located.

- M. Whether there is adequate provision of refuse and service areas.

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 induration.

The length of time for special land use permit should be granted for the duration of proposed personal care operation.

- O. Whether 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 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.

- P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

The proposed personal care home will not 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.

The proposed personal care home will satisfy the requirements contained within the supplemental regulations for such special land use permit.

**Certificate of Compliance  
with the  
Inefficient Plumbing Fixtures Replacement Plan Ordinance (Section 25-45 through Section 25-60)**

**Purchasers of properties constructed before 1993 must submit this Certificate of Compliance certifying that all structures on the property only contain water conserving plumbing fixtures before obtaining water service. The service address must be inspected by a licensed plumber or home inspector and this certificate must be signed verifying that all plumbing fixtures are water conserving fixtures. If your property is exempt from compliance, you must submit the Exemption Form with your application for water/sewer service.**

Owusu	Theresa
(Please Print) Applicant's Last Name	First Name MI
5673 La Fleur Trail	Stonecrest GA 30038
Service Address	City State Zip Code

I, Daniel Hodges (Inspector's Name) pursuant to the laws of the State of Georgia assert under penalty of perjury, that all structures on the property only contain water conserving plumbing fixtures and that all other kinds of plumbing fixtures have been removed from all structures on the property.

Daniel Hodges	<i>Daniel Hodges</i>	1/05/2024	2023179233
Licensed Plumber, Print Name	Signature	Date	GA License Number
Daniel Hodges	<i>Daniel Hodges</i>	1/05/2024	2023179233
Home Inspector, Print Name	Signature	Date	Business License Number

Please fax this certificate, along with your application for water/sewer service, to Treasury and Accounting Services at 404-687-3504.

## EXHIBIT "A"

### Legal Description

File No.: W-R-00223-24-SL

All that tract or parcel of land lying and being in Land Lot 54 of the 16th District of DeKalb County, Georgia, being Lot 366, Winslow Crossing South Subdivision, Phase I, Unit 5-B, as per plat recorded in Plat Book 81, Page 87, DeKalb County Records, which plat is incorporated herein by reference and made a part hereof.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 5673 La Fleur Trail, according to the present system of numbering property in the City of Stonecrest, DeKalb County, Georgia.

After Recording Return To:  
SOUTHPOINT FINANCIAL SERVICES, INC.  
5955 SHILOH ROAD EAST #205  
ALPHARETTA, GA 30005

This instrument was prepared by:  
SOUTHPOINT FINANCIAL SERVICES, INC.  
5955 SHILOH ROAD EAST #205  
ALPHARETTA, GA 30005  
800-573-6247

Document Date: February 7, 2024

Signatories: Theresa N Owusu

Grantee Address: SOUTHPOINT FINANCIAL SERVICES, INC.  
5955 SHILOH ROAD EAST #205  
ALPHARETTA, GA 30005

Map/Parcel ID Number: 16-054-02-029

Loan Amount: \$175,000.00

Maturity Date: March 1, 2054

An Intangible Recording Tax, imposed by the state of Georgia, is required on the long-term note.

The Intangible Recording Tax Amount \$ 525.00, is based upon the maximum amount of your loan.

(Space Above This Line For Recording Data)

(All or part of the purchase price of the Property is paid for with the money loaned.)

## PURCHASE MONEY SECURITY DEED

MIN: 100313242401050008

SIS Telephone #: (888) 679-MERS

### DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined under the caption TRANSFER OF RIGHTS IN THE PROPERTY and in Sections 3, 4, 10, 11, 12, 16, 19, 24, and 25. Certain rules regarding the usage of words used in this document are also provided in Section 17.

### Parties

(A) "Borrower" is Theresa N Owusu, a married woman, currently residing at 2307 Red Maple Ct. SE, Conyers, GA 30013. Borrower is the grantor under this Security Instrument.

(B) "Lender" is SOUTHPOINT FINANCIAL SERVICES, INC. Lender is A CORPORATION organized and existing under the laws of Georgia. Lender's address is 5955 SHILOH ROAD EAST #205, ALPHARETTA, GA 30005. The term "Lender" includes any successors and assigns of Lender.

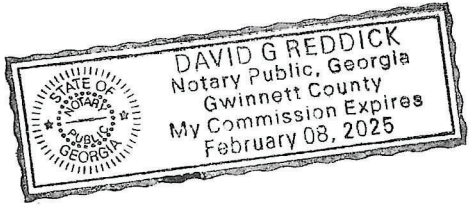
STATE OF GEORGIA, Rockdale County ss:

Signed, sealed and delivered this 7th day of February, 2014  
in the presence of:

[Signature]  
Unofficial Witness

[Signature]

Notary Public, Gwinnet County  
State of **GEORGIA**



Loan originator (Organization): **SOUTHPOINT FINANCIAL SERVICES, INC.** ; NMLS #: 32841  
Loan originator (Organization): **Metro Brokers Financial, Inc;** NMLS #: 163583  
Loan originator (Individual): **Aaron John Fink;** NMLS #: 1409999

## EXHIBIT "A"

### Legal Description

File No.: W-R-00223-24-SL

All that tract or parcel of land lying and being in Land Lot 54 of the 16th District of DeKalb County, Georgia, being Lot 366, Winslow Crossing South Subdivision, Phase I, Unit 5-B, as per plat recorded in Plat Book 81, Page 87, DeKalb County Records, which plat is incorporated herein by reference and made a part hereof.

FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 5673 La Fleur Trail, according to the present system of numbering property in the City of Stonecrest, DeKalb County, Georgia.



Prepared By:  
Weissman PC

3500 Lenox Road, 4<sup>th</sup> Floor  
Atlanta, GA 30326

File No.: W-R-00223-24-SL

Parcel ID: 16-054-02-029

**ADMINISTRATOR'S DEED**

STATE OF GEORGIA  
COUNTY OF GWINNETT

THIS INDENTURE, made this 29th day of January, 2024, between Ihsan Latifah Mateen as Administrator of the Estate of Aqeelah Haneefa Karriem a/k/a Aqeelah Karriem deceased, hereinafter called Grantor, and Theresa N. Owusu, 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 DOLLARS AND NO/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS in hand paid at and before the sealing and delivery of these presents, the receipt 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

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE HERETO

Said property is sold and conveyed by virtue of an order of the Probate Court of DeKalb County, Georgia, entered after due notice of the application thereof by publication as required by law; and after all requirements of law had been fully complied with; and said property having been sold to the grantee herein on the date hereinabove set forth.

HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

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

Signed, sealed and delivered in the presence of:

[Signature]  
WITNESS

[Signature]  
NOTARY PUBLIC

Ihsan Latifah Mateen as Administrator of the Estate  
of Aqeelah Karriem

BY: [Signature]  
Ihsan Latifah Mateen, as Administrator

My commission expires: \_\_\_\_\_  
(NOTARY SEAL)

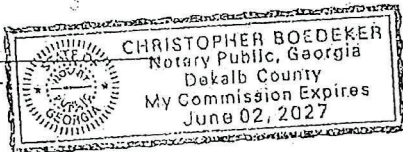
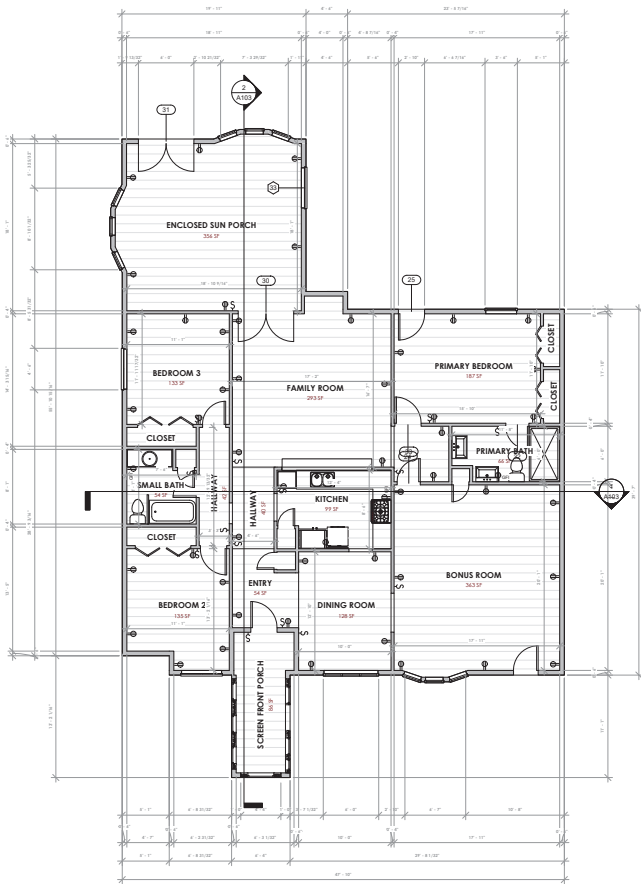


EXHIBIT "A"

File No.: W-R-00223-24-SL

All that tract or parcel of land lying and being in Land Lot 54 of the 16th District of DeKalb County, Georgia, being Lot 366, Winslow Crossing South Subdivision, Phase I, Unit 5-B, as per plat recorded in Plat Book 81, Page 87, DeKalb County Records, which plat is incorporated herein by reference and made a part hereof.  
FOR INFORMATIONAL PURPOSES ONLY: Said property is known by address as 5673 La Fleur Trail, according to the present system of numbering property in the City of Stonecrest, DeKalb County, Georgia.





Door Schedule			
Type	Width	Height	Count
22" x 84"	1" - 10"	7" - 0"	4
30" x 84"	2" - 0"	7" - 0"	4
32" x 84"	2" - 0"	7" - 0"	1
34" x 84"	2" - 10"	7" - 0"	4
48" x 84"	4" - 0"	7" - 0"	2
	8" - 0"	7" - 0"	4

Window Schedule			
Type	Width	Height	Count
16" x 48"	11" - 4"	4" - 0"	2
24" x 48"	2" - 0"	4" - 0"	10
SCO Horiz Bar Sgl 2	2" - 0 13/16"	5" - 9"	9
38" x 48"	3" - 0"	4" - 0"	2
SCO Horiz Bar Sgl 3	3" - 0"	5" - 9"	1
SCO Horiz Bar Dbl 2	4" - 6"	5" - 9"	3
SCO Horiz Bar Tpl 2	6" - 0"	5" - 9"	1

## FLOOR PLAN NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES.
2. PROVIDE FIRE BLOCKING AT ALL MECHANICAL AND PLUMBING PENETRATIONS.
3. PROVIDE FIRE BLOCKING AT ALL WALLS GREATER THAN 10' TALL.
4. ALL DIMENSIONS ARE FROM WALL FINISHES UNLESS STATED OTHERWISE
5. VERIFY ALL DIMENSIONS PRIOR TO BEGINNING FRAMING. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. ALL GLAZING WITHIN 24" OF ANY DOORS OR LESS THAN 18" ABOVE FLOOR SHALL BE SAFETY GLAZED.
7. ALL ELEMENTS FOR WATER HEATER AND FURNACE SHALL BE PLACED ON PLATFORM 18" AFF. PLATFORM TO BE TOPPED W / MINIMUM OF TWO (2) LAYERS 3/4" PLYWOOD (OR APPROVED DECK)

1 FLOOR PLAN  
3/16" = 1'-0"

DRAWN BY



Enter address here  
1673 Lo Bar Rd, Lithonia, GA 30058

Owner  
HUBSA CHASS

NO	DESCRIPTION	DATE

PROJECT NUMBER  
Project Number

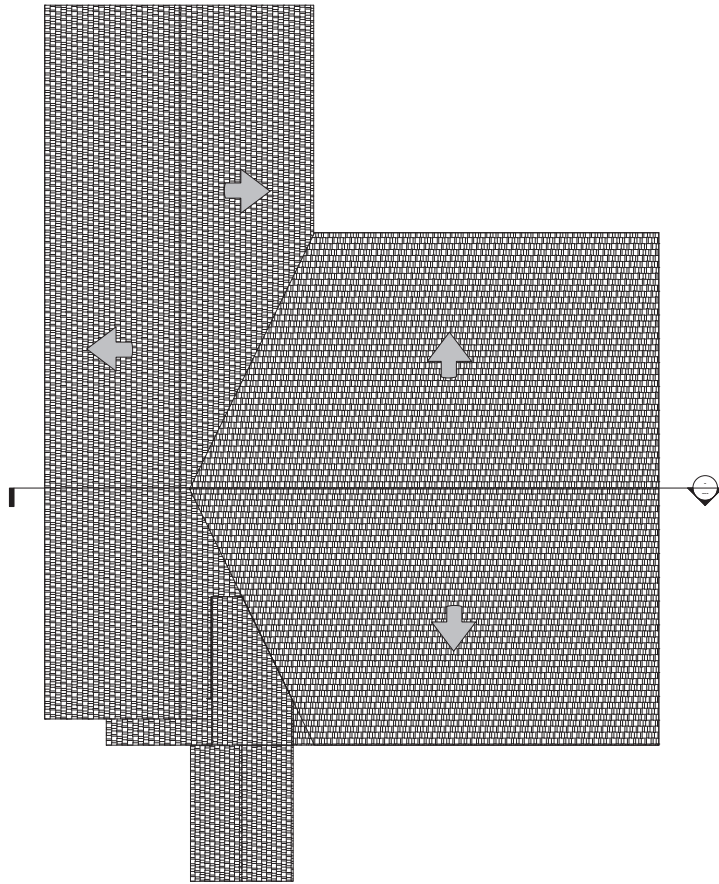
SHEET NAME  
FLOOR PLAN

DATE  
02/2024

CHECKED BY

SHEET NUMBER  
A101

SCALE  
3/16" = 1'-0"



① ROOF PLAN  
1/4" = 1'-0"

DRAWN BY



Enter address here  
5073 Lo Bar Rd, Lithonia, GA 30058

Owner  
HESSA CHESS

NO	DESCRIPTION	DATE

PROJECT NUMBER

Project Number

SHEET NAME

ROOF PLAN

DATE

02/2024

CHECKED BY

SHEET NUMBER

A102

SCALE

1/4" = 1'-0"











1. SEE ARCHITECTURAL PLANS FOR ELEVATIONS AND DIMENSIONS FOR INTERIOR WALLS AND ALL WALL OPENINGS, AND MISCELLANEOUS ARCHITECTURAL FEATURES.
2. EXCAVATIONS SHALL BE MADE AS NEAR AS POSSIBLE TO THE LINES REQUIRED BY THE FOOTING. NO MATERIAL IS TO BE OVER EXCAVATED NECESSARILY.
3. VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ARCHITECT PRIOR TO EXCAVATION IN THE EVENT SUC UTILITIES ARE ENCOUNTERED
4. SETBACK CONDITIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO TRENCHING AND FORMING FOUNDATION. THE FOUNDATION SUBCONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR, SURVEYOR AND THE ARCHITECT
5. PROVIDE MINIMUM 3 YEARS TERMITE PROTECTION
6. ALL WOOD PLATES INTERIOR AND EXTERIOR TO BE PRESSURE TREATED OR FOUNDATION REDWOOD
7. BRACED WALLS REQUIRED FOR LATERAL FORCES ARE SUPPORTED BY CONTINUOUS REINFORCED FOOTINGS
8. ANCHOR BOLTS WILL BE EMBEDDED 7" INTO CONCRETE OR MASONRY FOUNDATION NO GREATER THAN 48" O.C. AND NO GREATER THAN 12" FROM THE CORNERS AND JOINTS SECTION
9. FINISH ELEVATION OF FOUNDATION WALLS IS AT LEAST 6" ABOVE ADJACENT GRADE

① FOUNDATION PLAN  
1/4" = 1'-0"

DRAWN BY



STATE OF GEORGIA  
OLIVIA M. HALLQUIST  
LICENSE NO. 115854-CPE003  
REGISTERED ARCHITECT

---

Enter address here  
14071 Lo Bar Rd, Lithonia, GA 30058

**Owner**  
THURSDAY, CHURCH

---

NO.	DESCRIPTION	DATE

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PROJECT NUMBER  
Project Number

SHEET NAME  
FOUNDATION PLAN

DATE  
02/2024

CHECKED BY

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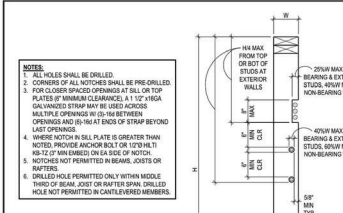
SHEET NUMBER  
**A106**

SCALE  
1/4" = 1'-0"







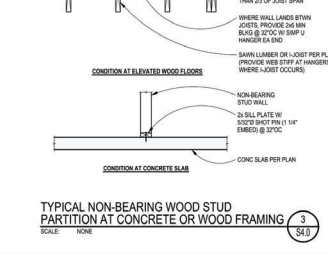
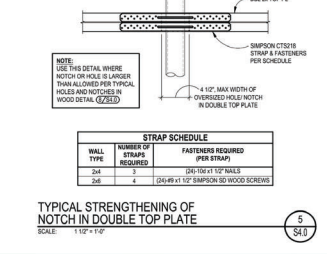
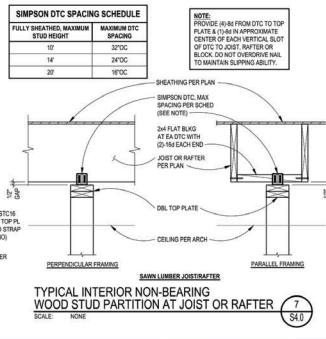
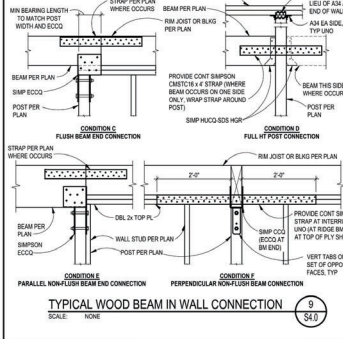
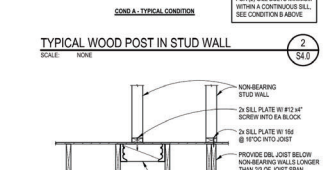
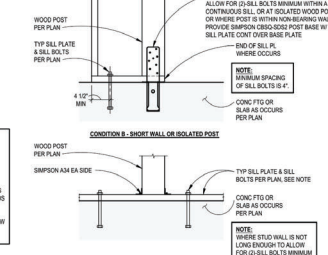
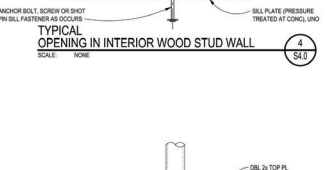
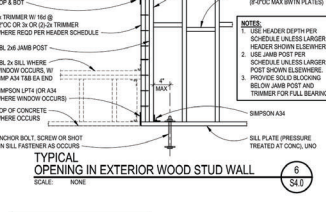
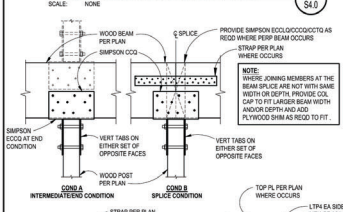
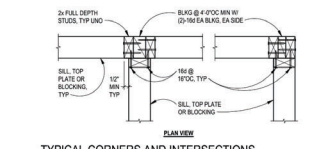
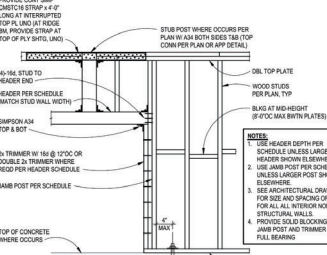
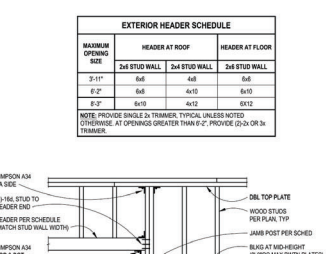
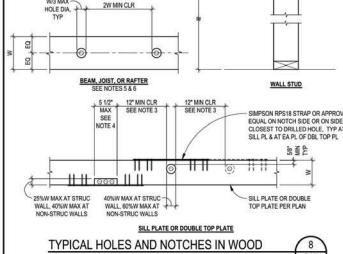


FLOOR LEVEL	MAXIMUM OPENING SIZE				
	3'-11"	3'-11"	3'-11"	3'-11"	3'-11"
SUPPORTING ROOF ABOVE	(2) 2x4	2x4	4x4	(2) 2x6	5 1/2 x 3 1/2 PSL OR 4x6
SUPPORTING ROOF 1 FLOOR	NA	(2) 2x6	NA	(2) 2x6	NA

MAXIMUM OPENING SIZE	HEADERS SUPPORTING ROOF				HEADERS SUPPORTING FLOOR			
	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL
2'-11"	4x4	4x4	4x4	4x4	4x4	4x4	4x4	4x4
3'-11"	4x4	4x4	4x4	4x4	4x4	4x4	4x4	4x4
4'-0"	4x4	4x4	4x4	4x4	4x4	4x4	4x4	4x4

FLOOR LEVEL	MAXIMUM OPENING SIZE				
	3'-11"	3'-11"	3'-11"	3'-11"	3'-11"
SUPPORTING ROOF ABOVE	(2) 2x4	2x4	(2) 2x4	(2) 2x6	(2) 2x4
SUPPORTING ROOF 1 FLOOR	4x4	2x6	4x4	(2) 2x6	4x4

MAXIMUM OPENING SIZE	HEADER SUPPORTING ROOF				HEADER SUPPORTING FLOOR			
	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL	2x4 STUD WALL
2'-11"	4x4	4x4	4x4	4x4	4x4	4x4	4x4	4x4
3'-11"	4x4	4x4	4x4	4x4	4x4	4x4	4x4	4x4
4'-0"	4x4	4x4	4x4	4x4	4x4	4x4	4x4	4x4



FLY SHEATHED, MAXIMUM STUD HEIGHT	MAXIMUM DTC SPACING
14'	24"OC
22'	18"OC

WALL TYPE	NUMBER OF STRAPS REQUIRED	FASTENERS REQUIRED PER STRAP
2x4	2	(2) 1/2" x 12" WALLS
2x6	4	(2) 4/8" x 12" SIMPSON 50 WOOD SCREWS

DRAWN BY: **CL**

STATE OF GEORGIA  
 OLIVIA M. HALLGUST  
 REGISTERED ARCHITECT

Enter address here  
 5073 LUDLOW BLVD, LITHONIA, GA 30058

PROJECT NUMBER: **1110**

SHEET NAME: **DETAILS**

DATE: **02/2024**

CHECKED BY:

SHEET NUMBER: **A110**

SCALE:





# G&T CARE SERVICES LLC





# MISSION

**To contribute to the wellbeing and quality of health of our community through compassionate care, guided trust and empathy.**



# VISION

**G&T will be the community first choice for personal care by providing exceptional service to every person we serve.**

We will do this by:

- Delivering the safest, highest quality care of any health care organization in our community
- Demonstrating fiscal stewardship and thoughtful decision making to provide sustainable high value care to all residents of our community.



# VALUES

Respect

Teamwork

Stewardship

Compassion

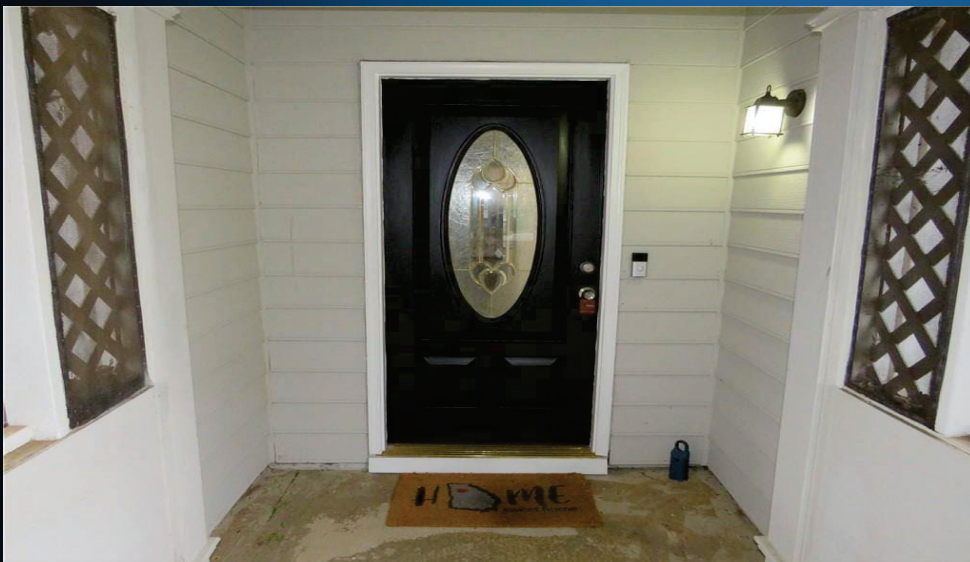
Integrity

Excellence



# Who We Are

- The facility will provide personal services and social activities and assist with or supervise administration of medication
- All services will be provided by qualified licensed professionals
- The facility will work closely with the Georgia department of community health, other health care and social service providers.



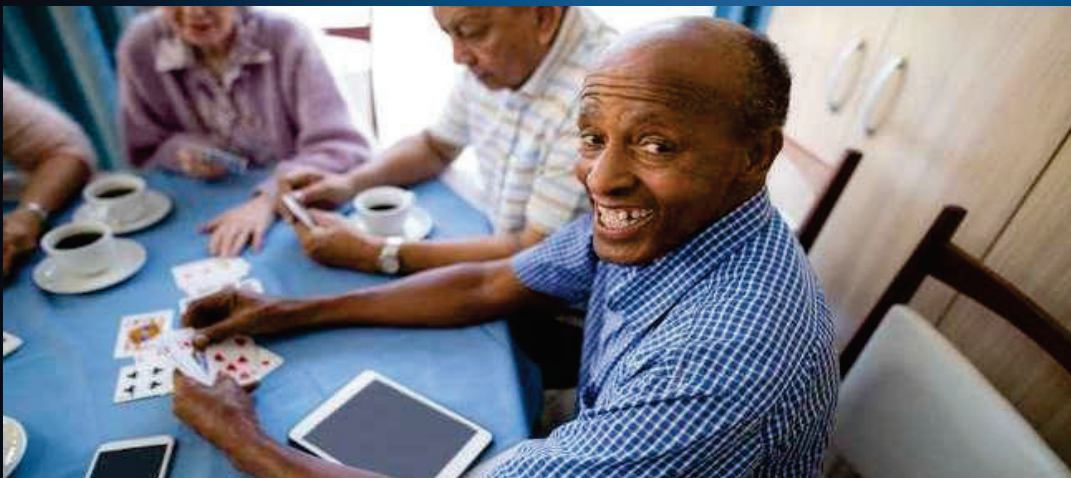
# Who We Are

- The personal care home will provide residents with care and board in the comfort of a home environment.
- We believe that for residents to feel at home, they have to eat the delicious meals they would have at home as well so we will prepare three meals for residents every day and are open to trying their favorite family recipes.
- The home will offer care for up to four (3) persons.



# Targeted Population

- Personal care home residents will be ambulatory and not have a behavioral condition that requires the use of physical or chemical restraints, isolation, or confinement.
- Residents must not be bedridden or require continuous medical or nursing care and treatment.
- The home will not admit or retain residents who need care beyond which the home is permitted to provide.
- The home will admit non-family adult resident, 18 years of age or older who is not related by blood within the third degree of consanguinity or by marriage to any management member of G&T care services or our governing body.



# Why Request For Permit

To provide home away from home for seniors who may not want to live in an independent living community, but who are seeking socialization and extra care.

To support our residents in the Personal Care program by offering activities and events that help maintain their lifestyles. These include social events, like group activities or field trips, exercise classes, spiritual services, and more.

We will strive to provide our residents and their families with exceptional care and service. This includes assisting families in making the right care choices for their loved ones.





**Attachment(s): Comp Plan and Ordinance(s)**



**COMPREHENSIVE PLAN ELEMENTS**

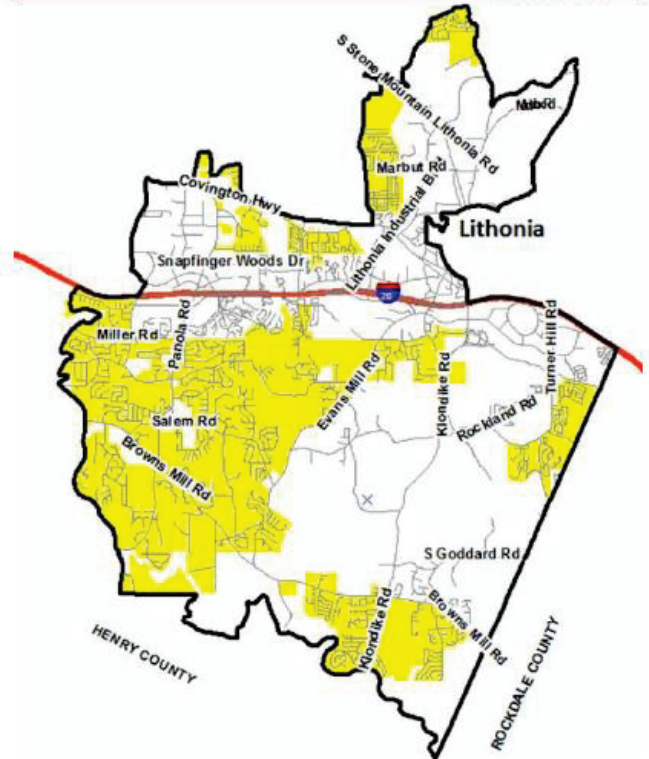
**LAND USE**

**Suburban Neighborhood (SN)**

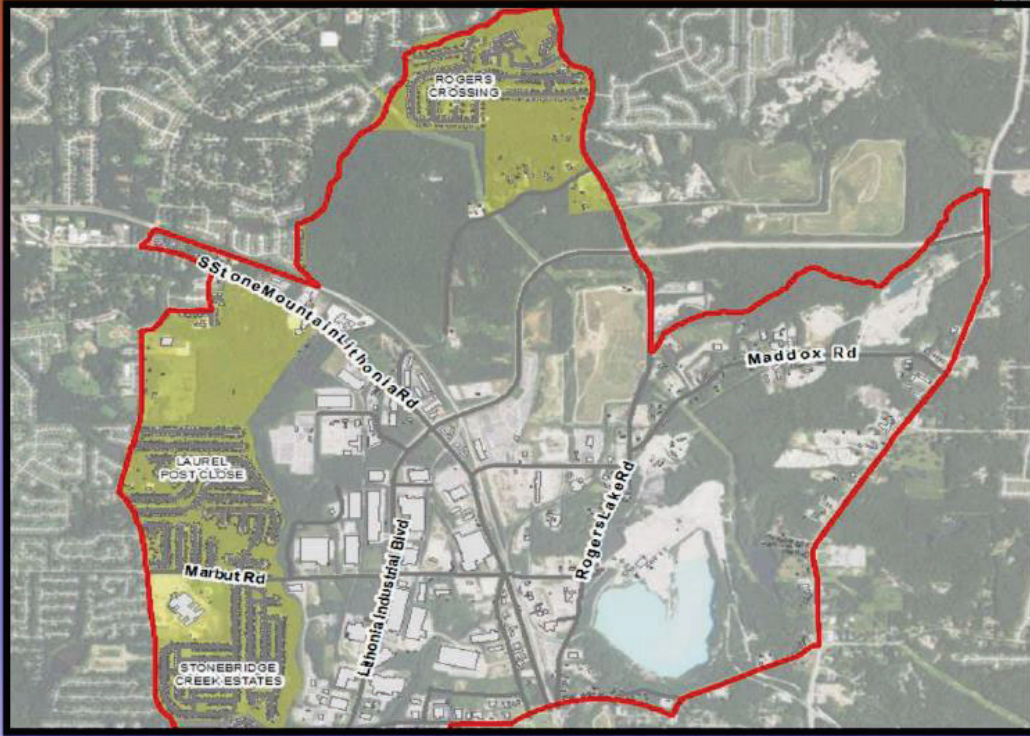
The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.

**Suburban Neighborhood Character Area Locations**

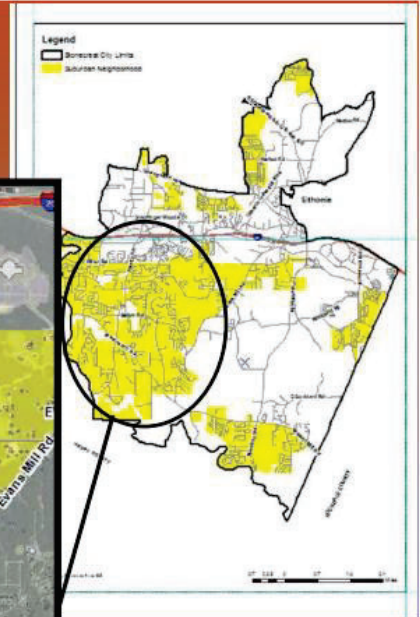
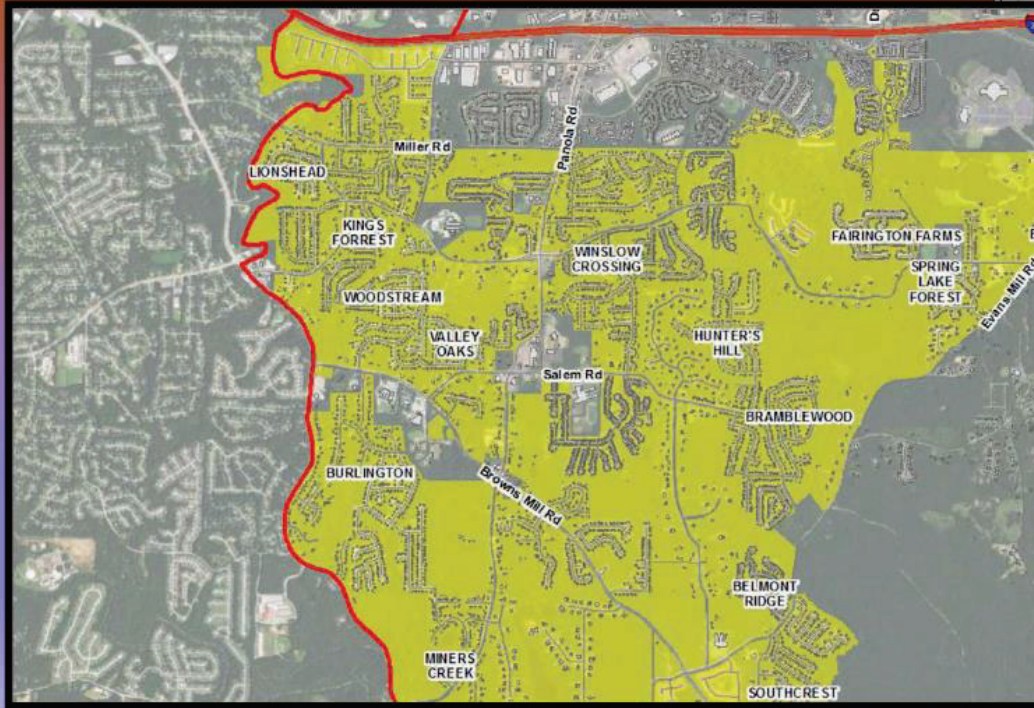
- Marbut Road & Phillips Road
- Rock Springs Road
- Salem Road
- Browns Mill Road
- Evans Mill Road West
- Klondike Road south of Browns Mill Road
- Turner Hill Road



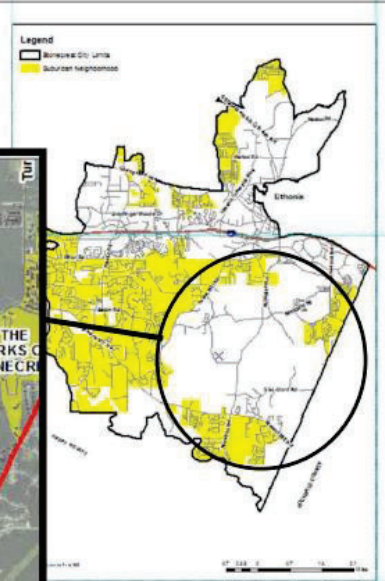
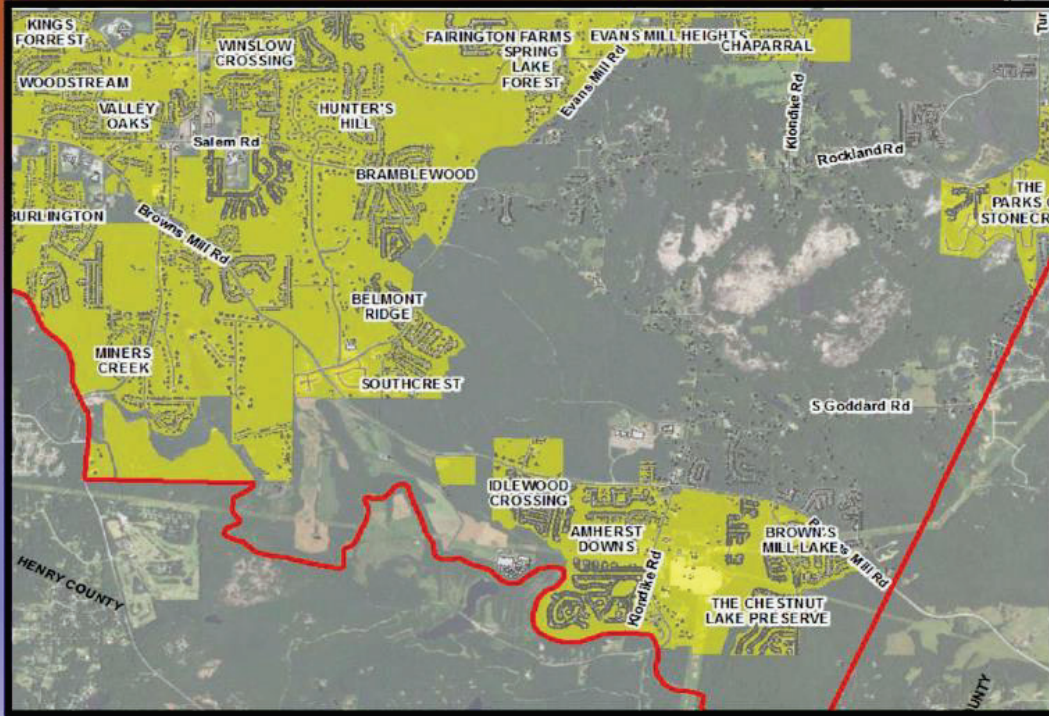
# Suburban Neighborhood (SN)



# Suburban Neighborhood (SN)



# Suburban Neighborhood (SN)



**COMPREHENSIVE PLAN ELEMENTS**

**LAND USE**

**Suburban Neighborhood Primary Land Uses**

- Single-Family Detached Residential
- Townhome (Detached; Small Lot)
- Assisted Living Facilities
- Neighborhood Retail
- Schools
- Libraries
- Healthcare Facilities
- Parks and Recreational Facilities
- Public and Civic Facilities
- Institutional Uses



**Permitted Zoning in SN Areas**  
R-100, R-85, R-75, R-60, RNC, NS, OI, OIT





**Sec. 4.1.3. Use table.**

Table 4.1 indicates the permitted uses within the base zoning districts. Even though a use is listed as an allowable use within a particular base zoning district, additional use restrictions may apply based on the applicable overlay zoning district requirements specified in article 3 of this chapter, overlay districts.

**Table 4.1. Use Table**

Use	KEY: P - Permitted use Pa - Permitted as an accessory use										SA - Special administrative permit from Planning and Zoning Director SP - Special land use permit (SLUP)										See Section 4.2					
	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2		MU-1	MU-2	MU-3	MU-4,5	
<b>RESIDENTIAL</b>																										
<b>Housing and Lodging</b>																										
Personal care home, 7 or more							SP	SP	SP	SP			P	P	SP	P	P					SP	SP	SP	SP	✓
Personal care home, group, 6 or less	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	P	P	SP	P	P									✓
Senior housing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP								SP	SP	SP	SP	✓

(Ord. of 8-2-2017, § 1(4.1.3); Ord. No. 2018-09-01, § 00, 9-17-2018; Ord. No. 2018-09-02, § 1, 9-17-2018; Ord. No. 2019-06-01, § (Exh. A), 6-10-2019; Ord. No. 2019-11-05, § III, 11-25-2019; Ord. No. 2021-06-03, § 1(Exh. A, § AA), (Att. 2), 8-23-2021; Ord. No. 2021-06-04, § 1(Exh. A), 8-23-2021; Ord. No. 2022-01-03, § 1(Exh. A), 1-10-2022; Ord. No. 2022-05-01, § 1(Exh. A), 5-23-2022; Ord. No. 2022-06-02, § 1(Exh. A), 6-29-2022; Ord. No. 2022-06-01, § 2(Exh. A), 8-2-2022; Ord. No. 2022-10-02, § 1(Exh. A), 10-24-2022)



**Sec. 4.2.41. Personal care homes and child caring institutions.**

*A. Personal care homes, general requirements.*

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the personal care home. If owned by an individual, the individual owner must reside in the group personal care home.
2. Each personal care home must obtain a city license as well as all license(s) and/or permit(s) required by the State of Georgia before beginning to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
3. No personal care home may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
4. Personal care homes may apply for an FHA Accommodation Variance as provided for in section 7.5.9 of this chapter.
5. No city permit for the operation of the personal care home shall be transferable.

*B. Personal care home, group (up to six persons).*

1. Two copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each group personal care home must provide at least four parking spaces within a driveway, garage or carport and must comply with any applicable requirements in article 6.
3. The home must be at least 1,800 sq. ft in size.
4. In order to prevent institutionalizing residential neighborhoods, no group personal care home located in a residential zoning district may be operated within 1,000 feet of any other group personal care home. The 1,000-foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

*C. Personal care home, (seven or more persons).*

1. Two copies of complete architectural plans for the subject community personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
2. Each community personal care home must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

*D. Child Care Home, and Child Care Facility general requirements.*

1. If owned by a corporation, partnership, Limited Liability Company or any entity other than a natural person, the administrator identified in the state license application must reside in the child care home, facility. If owned by an individual, the individual owner must reside in the child care home, or child care facility.
2. No child care home, or child care facility shall be located within 1,500 feet of another child care home or child-care facility. The 1,500-foot distance requirement is measured by a straight line which is the



shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the child care homes, or child care facilities are located.

3. Each child caring home, and child care facility must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each child caring institution must display its state-issued and city-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.
  4. Child Care homes and Child Care facilities are not permitted in Multi-family dwellings.
  5. No child caring home, facility may display any exterior signage that violates the sign ordinance in chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.
  6. Each child care home, facility shall meet the minimum state requirements for playground size, location, and fencing.
- E. *Child Care Homes, (up to five children).*
1. Each group child care home must provide at least four parking spaces within a driveway, garage or carport, and must comply with any applicable requirements in article 6.
- F. *Child Care Facility (six or more children).*
1. Two copies of the complete architectural plans of the subject community child caring institution, signed and sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.
  2. Each community child caring institution must provide at least one-half parking spaces for each employee and resident and must comply with any applicable requirements in article 6.

(Ord. of 8-2-2017, § 1(4.2.41); Ord. No. 2021-06-04 , § 1(Exh. A), 8-23-2021)





**Sec. 4.2.46. Senior housing; independent and assisted living, nursing, and continuing care.**

- A. Primary uses. Senior housing facilities shall include either independent living units or assisted living units, or both. The independent living units may be either single-family (detached) residences or multifamily (attached) residences.
- B. Accessory uses. Senior housing facilities shall include one or more of the following accessory uses:
  - 1. Ancillary clinics, personal service, retail (e.g., pharmacy, hair salon, medical offices).
  - 2. Central kitchen and dining facility.
  - 3. Recreation and amenities.
  - 4. Building/clubhouse for classes, meetings, concerts, storytelling, etc.
  - 5. Adult daycare.
- C. The maximum number of unrelated residents living independently (not requiring personal care) and at age 55 or older allowed in an independent living unit is one per bedroom.
- D. Height standards. A senior living facility in which all of the occupied units are occupied by at least one senior aged 55 or older is authorized up to ten stories without a height SLUP in HR, MU-3, MU-4, and MU-5 zoning districts, subject to transitional height plane regulations in article 5 of this chapter.
- E. Accessibility standards. All senior housing shall incorporate accessibility standards that meet certification requirements for easy living or universal design and/or include all of the following minimum features:
  - 1. At least one step free entrance to the main floor at either the front or side of the structure; if only one is provided, it shall not be from a patio or raised deck.
  - 2. Main floor of each unit shall include a kitchen, entertaining area, and master bedroom with full bathroom.
  - 3. Every door on the main floor shall provide a minimum width of 34 inches of clear passage.
  - 4. Blocking shall be installed in the master bath around toilet, tub, and shower for placement or future placement of grab bars.
- F. Assisted living, nursing and continuing care facilities shall provide the following:
  - 1. Primary and secondary support services: Approval for assisted living, nursing or continuing care facilities shall not be granted without documentation of provisions for the following primary and secondary services:
    - a. Primary services: on-site dining facility, 24-hour on-call medical services, on-site licensed practical nurse, on-call registered nurse, linen and housekeeping services, and transportation services.
    - b. Secondary services: physical therapy, medication administration program, care technician services (clothes changing, bathing, etc.), on-site personal care (barber, beauty salon), fitness center, library.
    - c. Access to outdoor seating and walking areas shall be provided as part of every assisted living, nursing or continuing care facility.
- G. A senior housing facility shall only be approved after consideration of the use permit criteria, found in article 7 of this chapter and after consideration of the following:
  - 1. Proximity and pedestrian access to retail services and public amenities.
  - 2. Transportation alternatives.



3. Integration into existing neighborhoods through connectivity and site design.
  4. Diverse housing types.
  5. Site and building design that encourages social interaction.
  6. Building design that meets easy living standards.
- H. In addition, in consideration of the special land use permit or special administrative permit for a senior housing facility, the following criteria shall be evaluated based on the degree to which these elements provide transition from the proposed project to adjacent existing development:
1. Building height.
  2. Landscaping.
  3. Maximum lot coverage.
  4. Setbacks from exterior property lines.
  5. Site size.
  6. Access to thoroughfare.
- I. Submittal requirements. The following documents and information are required for submittals for rezoning, special land use permits, land development permits and building permits associated with proposed senior living facilities:
1. Survey and site plan (per established requirements in article 7 of this chapter).
  2. Landscape and tree plan.
  3. Number and location of residential units.
  4. Types of units.
  5. Amenities.
  6. Institutional/nonresidential services.
  7. Proximity to services such as health care, shopping, recreation, and transit.
  8. Other documents addressing the approval criteria in subsections G. and H. of this section.

(Ord. of 8-2-2017, § 1(4.2.46))



**Sec. 6.1.4. Off-street parking ratios.**

- A. Minimum on-site parking requirements may be reduced through use of shared parking, in accordance with section 6.1.5.
- B. In residential districts in which garage space is provided, the garage space may count for no more than one required space per 200 square feet of garage space.
- C. Tandem parking is permitted in association with all single-family detached and single-family attached housing types.
- D. Minimum and maximum parking ratios. Unless otherwise regulated elsewhere in this chapter, off-street parking spaces shall be provided for all uses listed are specified in Table 6.2. Unless otherwise noted, the parking requirement shall be based on the gross square footage of the building or buildings devoted to the particular use specified. Maximum parking standards shall not apply to existing uses so long as the building or parking lot is not expanded.
- E. Phased development. Where a project is intended to be developed in phases, the director of planning may approve phased development of a parking lot intended to serve current and future development.
- F. Reduction of minimum parking requirements. The minimum number of required spaces described in Table 6.2 for a particular use may be reduced by ten percent by the director of planning pursuant to an administrative variance in compliance with article 7 of this chapter. If the use is within 1,000 feet of a designated heavy rail, streetcar/light rail or bus rapid transit station, the minimum number of required spaces may be reduced by 25 percent in accordance with article 7 of this chapter.
- G. Carpool/vanpool parking. For office, industrial, and institutional uses where there are more than 20 parking spaces on the site, the following standards shall be met:
  - 1. At least five percent of the parking spaces on-site must be reserved for carpool use.
  - 2. Except as otherwise provided by applicable law, parking lots shall be designed so as to provide the most convenient access to building entrances by persons arriving by vanpools and carpools. In the event of a conflict between the priority described in this subsection and section 6.1.16, this subsection shall prevail.
  - 3. Signs shall be posted identifying spaces reserved for carpool use.

Table 6.2. Off-street Parking Ratios

Minimum and Maximum Parking Spaces		
Use	Minimum Parking Spaces Required	Maximum Parking Spaces Allowed
<i>Residential</i>		
Detached single-family dwelling	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Two-family and three-family dwellings	One space per dwelling unit.	Four spaces per dwelling unit.
Detached single-family condominium	Two spaces per dwelling unit.	Four spaces per dwelling unit.
Attached single-family dwelling	1½ spaces per dwelling unit, plus one-quarter space per dwelling	Three spaces per dwelling unit, plus one-quarter space per



	unit to accommodate guest parking.	dwelling unit to accommodate guest parking.
Attached two-family and three-family dwellings	1½ spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.	Three spaces per dwelling unit, not including garage, plus one-quarter space per dwelling unit to accommodate guest parking.
Multifamily dwellings	1½ spaces for every dwelling unit.	Three spaces for every dwelling unit.
Mobile Homes	Two spaces per mobile home lot.	Four spaces per mobile home lot.
Multifamily dwellings, supportive living	One-half space per dwelling unit.	One space per dwelling unit.
Fraternity house or sorority house	One space per bed.	1¼ spaces per bed.
Rooming house or boarding house, shelter	One space per four beds.	One space per 1½ beds.
Senior housing	One-half space per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.	Two spaces per dwelling unit, plus one-quarter space per dwelling unit to accommodate guest parking.
Assisted Living	One-half space per dwelling unit.	One space per dwelling unit.
Personal care home, group	Two spaces.	Four spaces
Personal care home, community	One space for every 3 beds.	One space for every 2 beds.
Child daycare facility	Two spaces.	Four spaces.
Child care institution, group	Two spaces.	Four spaces.
Child care institution, community	One-half space for each employee and resident.	Three-quarters space for each employee and resident.
Live Work dwelling	Two spaces per unit.	Four spaces per unit.
<i>Institutional</i>		
Ambulance service where accessory to a hospital, ambulance services, delivery services and other similar services	One parking space for each fleet vehicle plus one-half space for each administrative or service employee.	One parking space for each fleet vehicle plus three-quarter space for each administrative or service employee.
Child daycare center	One space for each 400 square feet of floor area.	One space for each 300 square feet of floor area.
Convent or monastery	One space for each 400 square feet of floor area.	One space for each 200 square feet of floor area.
Funeral home	One space for each 400 square feet of floor area	One space for each 200 square feet of floor area.
Hospital and similar institutional use	One space per three beds.	No maximum.
Nursing care facility, nursing or convalescent home, and similar institutional use	One-quarter space per bed	One-half space per bed
Kindergarten	One space per 300 square feet of floor area.	One space per 200 square feet of floor area.
Places of assembly with fixed seating, including places of worship, movie theaters, stadiums,	One space for each four seats in the largest assembly room.	One space for each two seats in the largest assembly room.



**Attachment(s): Community Planning Information Meeting (CPIM) Summary Minutes**



## CITY OF STONECREST, GEORGIA

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### *Community Planning Information Meeting (CPIM)*

#### *Summary Minutes*

**April 11, 2024, at 6:00 P.M.**

**[Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov)**

**\*IN-PERSON MEETING**

**[Stonecrest's YouTube Broadcast Link](#)**

**Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to [Planning-zoning@stonecrestga.gov](mailto:Planning-zoning@stonecrestga.gov) by 2 pm the day before the meeting, April 11, 2024, to be read into the record at the meeting.**

**I. CALL TO ORDER AND INTRODUCTIONS:** Cobi Brown, Planning Administrative Technician

Director of Planning and Zoning Shawanna Qawiy and Zoning Administrative Technician Abeykoon Abeykoon were also in attendance.

The meeting was called to order at 6:00 pm.

**II. REVIEW OF THE PURPOSE AND INTENT OF THE COMMUNITY PLANNING INFORMATION MEETING**

An informational meeting that allows staff and applicants to inform the public of upcoming developments/projects;

Allow the citizens, business owners, and developers of Stonecrest opportunities to review all petitions, ask questions of all applicants, and express any preliminary concerns;

Bridge the relationships between developers, residents, and staff

Occurrence is every 2nd Thursday of each month

**III. PUBLIC COMMENTS:**

Citizens wishing to actively participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, and position on the agenda item you are commenting on (for or against) via email to [Planning-Zoning@stonecrestga.gov](mailto:Planning-Zoning@stonecrestga.gov) by 5 pm the day before the Public Hearing, April 11, 2024, to be read into the record at the meeting.

**IV. Case(s) of Discussion:**



## CITY OF STONECREST, GEORGIA

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**LAND USE PETITION:** SLUP 24-002  
**PETITIONER:** Terry Boomer of LJA Engineering  
**LOCATION:** 6350 Hillandale Drive, Stonecrest, GA  
**OVERLAY DISTRICT:** Stonecrest Tier 6  
**PETITIONER'S REQUEST:** The applicant is seeking a Special Land Use Permit (SLUP) to construct a new gas station with a convenience store.

**Brian Banderas** on behalf of the applicant came to speak. He stated that the 7.81-acre property consists of all utilities such as sewer. The plan features all buffers that will ensure that the development will not be located within a flood plane. The 5000-square-foot food mart will feature six fuel pumps and four diesel pumps for trucks.

**Tyrone Mccray, Shamaine Phillips, Monica Willaims, Karen Harris, and Mia Folks** are some of the citizens who expressed their concerns and asked questions about the proposal. Some of the concerns included traffic impacts, compatibility with the surrounding properties, impacts to the surrounding properties from noise and vibrations, the effect it may have on the environment, safety for those traveling by foot, and that there are already gas stations in the area.

**Terry Boomer** the applicant came to speak. He stated that they want to improve the vacant and abandoned property which is near the interstate system. The convenience store will offer products compared to what can be found at QuikTrip or Circle K. Idleling, overnight parking, and truck stop activities will not be conducted on the property. Diesel will be offered for the trucks traveling the interstate which is currently not available in that area and a public sidewalk will also be developed for the property. There will be a 50 foot undisturbed buffer and 25 foot impervious setback. He also stated that a traffic study is conducted for all of his proposed projects.

**LAND USE PETITION:** SLUP 24-004  
**PETITIONER:** Theresa Owusu of G&T Care Services  
**LOCATION:** 5673 La Fleur Trail, Stonecrest, GA  
**PETITIONER'S REQUEST:** The applicant is seeking a Special Land Use Permit (SLUP) to



## CITY OF STONECREST, GEORGIA

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operate a personal care home.

**Theresa Owusu** the applicant was called to speak. She stated that she is a registered nurse and that all services will be provided by qualified licensed professionals. They would like to offer care for up to four people aged 18 and up. She also explained the target population which includes individuals who can walk or need no forms of restraint.

**Dana Oneil, Judy Evans, Tamika Vincent, Eddie Willaims, Sandra White, Willaim Oneil and Rosie Parker** were some of the residents who came to the podium to speak. The proposed business taking in residents with mental illnesses, the safety of the current neighborhood residents, traffic concerns, the facility being located in a residential rather than commercial area, usage of the home if the permit is not issued, the number of staff members, hours of operation, parking, as well as the number of residents that will be staying in the house are some of the questions and concerns expressed.

**Theresa Owusu** came back to speak. She stated that her and her husband (Grant) will be living on the property and that they plan to work with agencies to be assigned residents. She also stated that their target audience are elderly people of the same sex who do not require extensive supervision, but their residents will be continually monitored. If it is discovered that a resident does not meet their requirements they will be removed from the home. If the application for the SLUP is not approved they will make the home solely their place of residence.

**Grant Owusu** stated that he is a healthcare administrator and clarified how the residents will be roomed. He also stated that this is to help people who can not stay on their own to provide them the opportunity to live social lives.

### V. ADJOURNMENT

The meeting was adjourned at 7:22 pm.