



Community Development
4119 Adrian Street
Tucker, GA 30084
Phone: 678-597-9040
Email: permits@tuckerga.gov
Website: www.tuckerga.gov

Land Use Petition Application

Type of Application: Rezoning Comprehensive Plan Amendment Special Land Use Permit Concurrent Variance

APPLICANT INFORMATION		
Applicant is the: <input type="checkbox"/> Property Owner <input checked="" type="checkbox"/> Owner's Agent <input type="checkbox"/> Contract Purchaser		
Name: Joshua Norris		
Address: Law Office of Joshua H. Norris, LLC, One West Court Square, Suite 750		
City: Decatur	State: GEORGIA	Zip: 30030
Contact Name:		
Phone: 470-377-1885	Email: josh.norris@childrenshealthlaw.org	
OWNER INFORMATION		
Name: ARTHUR GERALD REISMAN AND LISA MARLEEN REISMAN		
Address: 7620 WOLF BROOK DRIVE		
City: ATLANTA	State: GEORGIA	Zip: 30350
Contact Name: LISA MARLEEN REISMAN		
Phone: 404-408-3693	Email: LREISMAN@COMPLETECAREATLANTA.COM	
PROPERTY INFORMATION		
Property Address: 2722 REGAL WAY, TUCKER, GEORGIA 30084		
Present Zoning District(s): R-100	Requested Zoning District(s): R-100	
Present Land Use Category: Residential	Requested Land Use Category: Residential	
Land District: 18	Land Lot(s): 250	Acreage: 0.5 acres
Proposed Development: Existing		
Concurrent Variance(s):		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units: 1	Dwelling Unit Size (Sq. Ft.): 2876	Density:
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots: NA	Total Building Sq. Ft.:	Density:

SLUP-19-0010

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City of Tucker

NOV 12 2019

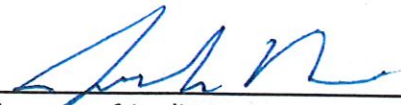
LAND USE PETITION APPLICATION

Community Development
Department

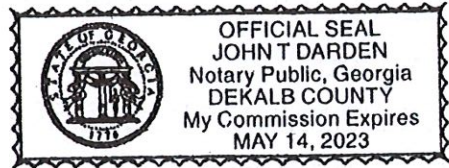
REVISION

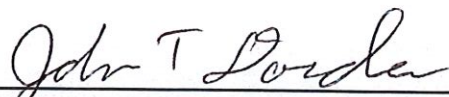
APPLICANT'S CERTIFICATION

THE UNDERSIGNED BELOW STATES UNDER OATH THAT THEY ARE AUTHORIZED TO MAKE THIS APPLICATION. THE UNDERSIGNED IS AWARE THAT NO APPLICATION OR REAPPLICATION AFFECTING THE SAME LAND SHALL BE ACTED UPON WITHIN 24 MONTHS FROM THE DATE OF LAST ACTION BY THE MAYOR AND CITY COUNCIL.


Signature of Applicant _____ 11/12/2019
Date

Joshua Norris, Attorney at Law
Type or Print Name and Title _____




Signature of Notary Public _____ 11/12/2019
Date Notary Seal

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City of Tucker

NOV 12 2019

Community Development
Department

REVISION

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Lisa M Reisman

Signature of Applicant

8/7/19

Date

Lisa M. Reisman, owner of property

Type or Print Name and Title

William Kaplan

Signature of Notary Public

8/7/19

Date

Notary Seal



PROPERTY OWNER'S CERTIFICATION

I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of DeKalb County, Georgia, of the property identified below, which is the subject of the attached Land Use Petition before the City of Tucker, Georgia. As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Rezoning (RZ), Comprehensive Plan Amendment (CA), Special Land Use Permit (SLUP), & Concurrent Variance (CV) in request of the items indicated below.

I, Lisa M. Reisman
Arthur Gerald Reisman, authorize, Lisa M. Reisman
(Property Owner) (Applicant)

to file for SLUP, at 2722 Regal Way Tucker, GA 30084
(RZ, CA, SLUP, CV) (Address)

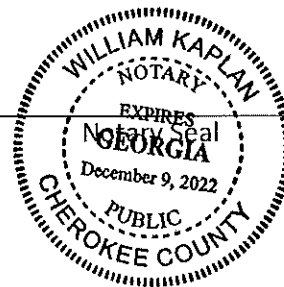
on this date August 15, 20 19
(Month) (Day)

- I understand that if a rezoning is denied or assigned a zoning classification other than the classification requested in the application, then no portion of the same property may again be considered for rezoning for a period of twenty-four (24) months from the date of the mayor and city councils' final decision.
- I understand that if an application for a special land use permit affecting all or a portion of the same property for which an application for the same special land use was denied shall not be submitted before twenty-four (24) months have passed from the date of final decision by the mayor and city council on the previous special land use permit.
- I understand that failure to supply all required information (per the relevant Applicant Checklists and requirements of the Tucker Zoning Ordinance) will result in REJECTION OF THE APPLICATION.
- I understand that preliminary approval of my design plan does not authorize final approval of my zoning or signage request. I agree to arrange additional permitting separately, after approval is obtained.
- I understand that representation associated with this application on behalf of the property owner, project coordinator, potential property owner, agent or such other representative shall be binding.

Lisa M. Reisman
Arthur Gerald Reisman
Signature of Property Owner Date 8/15/19

Lisa M. Reisman, owner
Arthur Gerald Reisman, owner
Type or Print Name and Title

William Kaplan
Signature of Notary Public Date 8/15/19



DISCLOSURE REPORT FORM

WITHIN THE (2) YEARS IMMEDIATELY PRECEDING THE FILING OF THIS ZONING PETITION HAVE YOU, AS THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, OR AN ATTORNEY OR AGENT OF THE APPLICANT OR OPPONENT FOR THE REZONING PETITION, MADE ANY CAMPAIGN CONTRIBUTIONS AGGREGATING \$250.00 OR MORE OR MADE GIFTS HAVING AN AGGREGATE VALUE OF \$250.00 TO THE MAYOR OR ANY MEMBER OF THE CITY COUNCIL.

CIRCLE ONE: YES (if YES, complete points 1 through 4);

NO (if NO, complete only point 4)

1. CIRCLE ONE: **Party to Petition** (If party to petition, complete sections 2, 3 and 4 below)

In Opposition to Petition (If in opposition, proceed to sections 3 and 4 below)

2. List all individuals or business entities which have an ownership interest in the property which is the subject of this rezoning petition:

1.	5.
2.	6.
3.	7.
4.	8.

3. CAMPAIGN CONTRIBUTIONS:

Name of Government Official	Total Dollar Amount	Date of Contribution	Enumeration and Description of Gift Valued at \$250.00 or more

4. The undersigned acknowledges that this disclosure is made in accordance with the Official Code of Georgia, Section 36-67A-1 et. seq. Conflict of interest in zoning actions, and that the information set forth herein is true to the undersigned's best knowledge, information and belief.

Name (print) Joshua Norris

Signature:  Date: 11/5/2019

RECEIVED
City of Tucker

NOV 12 2019

Community Development
Department

REVISION

DISCLOSURE REPORT FORM

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Name (print) Lisa M. Reisman
 Signature: *Lisa M. Reisman* Date: 8/7/19

WRITTEN LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 250 of the 18th District, DeKalb County, Georgia, being Lot 3, Block B, Regal Forest, as per plat recorded in Plat Book 44, Page 153, DeKalb County, Georgia Records, which plat is incorporated herein by reference for a more complete description.

Current Property Address: 2722 Regal Way, Tucker, Georgia

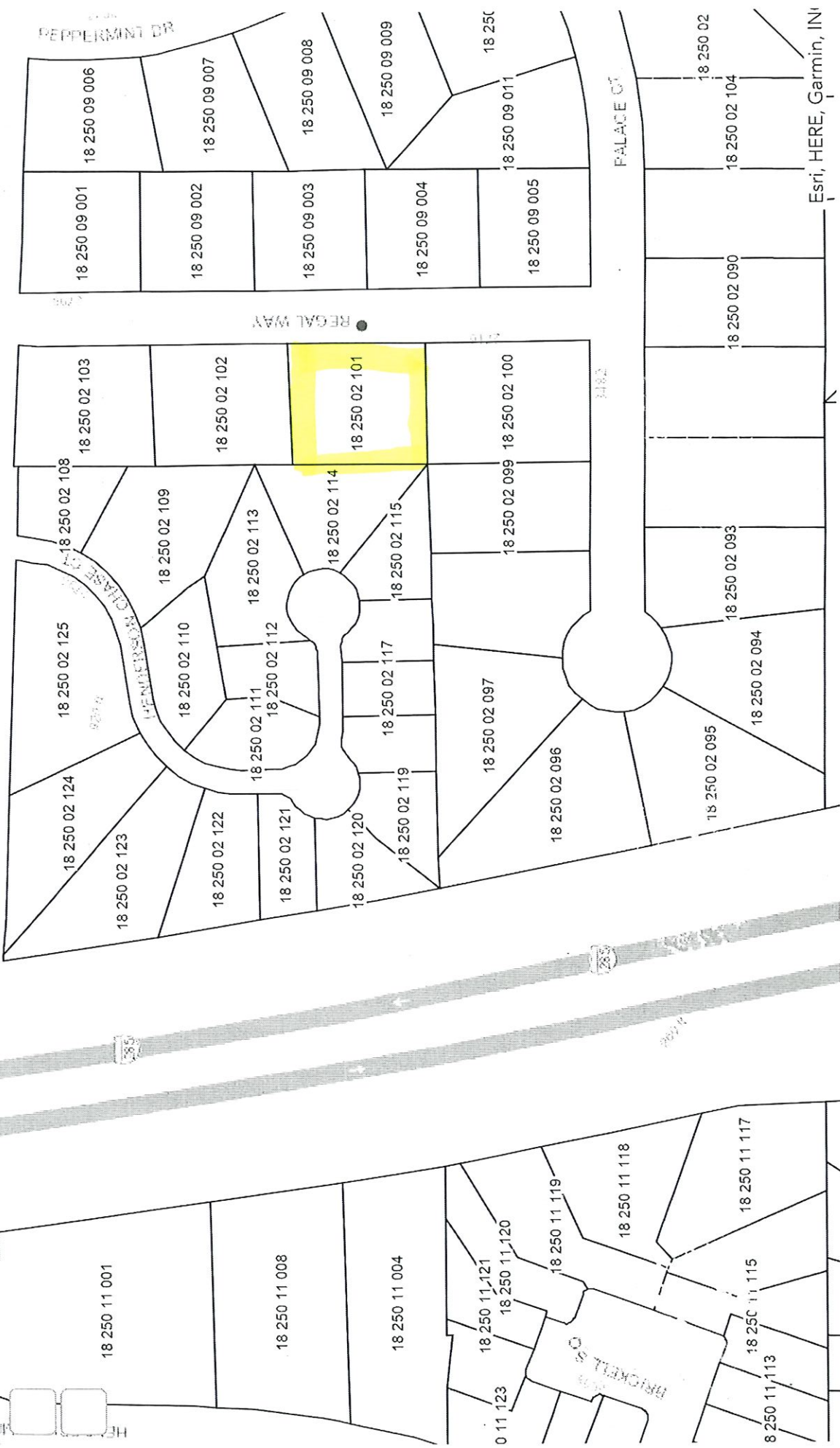
Current Parcel ID: 18 250 02 101

DeKalb County Address Portal

enter an address to query DeKalb County's address point GIS layer

2722 Regal Way, TUCKER X Q

Show search results for 2722 Regal Way, TUCKER, GA 30084



0 100 200ft
-84.248 33.267 Degrees

North ↑

LETTER OF INTENT

We, Lisa M. Reisman and Dr. A. Gerald Reisman, own 2722 Regal Way, Tucker, GA, 30084, located in the City of Tucker (Parcel ID 18 250 02 101). We are requesting a special land use permit from the City of Tucker, Ga for the home at 2722 Regal Way, Tucker Ga 30084 (zoned residential). The home is located on a street with 8 others homes. The City of Tucker currently allows for 3 unrelated individuals to live in a home together. I am requesting an allowance for 4 unrelated people with an intellectual and developmental delay (for example, Down Syndrome or Autism) to live together in the home under a rental agreement with us. The Department of Behavior Health and Developmental Disabilities (DBHDD) administers the Medicaid waiver monies that will support the individuals to live in the community along with their social security disability monthly income. The home will be licensed by the Department of Community Health (DCH) as a Community Living Arrangement (CLA). Community Living Arrangement (CLA) means any residence, whether operated for profit or not, that undertakes through its ownership or management to provide or arrange for the provision of daily personal services, supports, care, or treatment exclusively for two or more adults who are not related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Department of Behavioral Health and Developmental Disabilities (DBHDD). Attached to this Letter of Intent is an explanation from DCH regarding what a CLA is and what it is not. State Rules and regulations for Community Living Arrangements can be found in detail at this website (It is 44 pages long).

https://dch.georgia.gov/sites/dch.georgia.gov/files/imported/vgn/images/portal/cit_1210/44/55/152311939CLARULES0209.pdf

DBHDD requires the home to be licensed by the Department of Community Health (DCH). DBHDD will oversee the care of the resident renters in accordance with federal and state laws, and regulations. A business license will be obtained from the City of Tucker.

The provision of care will be provided through Complete Care at Home, LLC, a company owned and operated by Lisa M. Reisman, a certified nurse practitioner. Complete Care at Home, LLC is a licensed private home care provider by DCH, and is an approved provider of care with DBHDD. License attached to this application. Complete Care at Home, LLC is also a Joint Commission accredited agency. The Joint Commission is an organization that benchmarks quality care in the USA. Certificate attached to application. Lisa M. Reisman, MSN, CNP has owned Complete Care At Home for 3.5 years and before that Ozrim, LLC dba CareMinders Home Care for 10 years. She has been providing home and community based services to the IDD community and to seniors for 13.5 years throughout metro Atlanta area. She currently owns and operates another Community Living Arrangement (CLA) in Marietta, Ga.

Staff will be in the home 24/7 to assist the individuals to live in the community with supports. Supports include assistance with activities of daily living (ie, bathing, grooming, toileting, meal preparation, transportation, laundry, housekeeping, ambulation) and nursing care as ordered by a physician (examples include but not limited to administration of medications, administrating of nutritional supplements via a feeding tube, monitoring of vital signs, monitoring of respiratory and GI systems). All residents have been determined appropriate to live in the community with supports by DBHDD.

Care provided in the home will meet the federal mandate under the Americans with Disabilities Act of 1990 and Olmstead, and complies with the rules and regulations under the Centers for Medicare/Medicaid Home and Community Based Services (HCBS) settings rule. The residents will not have drug or alcohol addictions, will not have criminal records or charges, nor will they have challenging behaviors.

Renovations within the home have been completed to meet ADA compliance standards so that individuals with physical handicaps will have access to all parts of the home. City of Tucker has issued a certificate of occupancy. We are not adding to, tearing down, or modifying the outside of the home.

I have researched the Department of Community Health for other licensed homes within 1000ft and have found the nearest licensed home is over 1 mile from 2722 Regal Way, Tucker, GA.

<https://dch.georgia.gov/documents/provider-directory>

Community Living Arrangement are residences, whether operated for profit or not, which undertake through their ownership or management to provide or arrange for the provision of daily personal services, supports, care, or treatment exclusively for two or more adults who are not related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Department of Behavior Health and Developmental Disabilities.

Exemptions:

- Boarding homes or rooming houses that provide no personal services other than lodging and meals;
- Facilities offering temporary or emergency shelter, such as those for the homeless or victims of family violence, respite homes serving persons for 30 days or less, or homes serving one person;
- Emergency receiving, evaluation, and treatment facilities that provide medical and nursing services and that are approved by the state and regulated under other more specific authorities;
- Facilities providing residential services for federal, state, or local correctional institutions under the jurisdiction of the criminal justice system;
- Hospices that serve terminally ill persons as defined in O.C.G.A. § 31-7-172(3);
- Therapeutic substance abuse treatment facilities and residences that are not intended to be an individual's permanent residence;
- Group residences organized by or for persons who choose to live independently and manage their own care and who share the cost of services including but not limited to attendant care, transportation, rent, utilities, and food preparation;
- Charitable organizations providing shelter and other services without charging any fee to the resident and without billing other agencies for services provided;
- Residences in which a person lives with his or her family;
- Residences in which a person lives under his or her own lease or warranty deed, in which the agency providing services does not manage the person's residence and the resident is not required to move when the agency providing services is changed;
- Apartments or other clustered residential arrangements where staff is available that are developed as permanent housing for adults with mental illness, in which each person lives within his or her residential arrangement without immediate support of staff; or
- Personal care homes as defined in Chapter 111-8-62

Type Regulation:

A home must obtain a license.

Legal Authority:

O.C.G.A. § 31-2-4 Department's power, duties, functions

Rules:

- Rules and Regulations for Community Living Arrangements, Chapter 290-9-37, effective November 13, 2002; updated February 12, 2008.
- Enforcement of Licensing Requirements, Chapter 111-8-25, effective August 3, 2010

Fees:

- License: \$350 Annually

7.3.4 and 7.3.5-- City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant for evaluating applications for amendments to the comprehensive plan map and the Official Zoning map- *This is not applicable because we are not requesting a change to the zoning of the home or changes to the comprehensive plan map.*

7.4.6. Special land use permit; criteria to be considered. The following criteria shall be considered by the community development department, the planning commission, and the mayor and 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 mayor and 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:

We, Lisa M. Reisman and Dr. A. Gerald Reisman, own 2722 Regal Way, Tucker, GA, 30084, located in the City of Tucker (Parcel ID 18 250 02 101). We are requesting a special land use permit from the City of Tucker, Ga for the home at 2722 Regal Way, Tucker Ga 30084 (zoned residential). The home is located on a street with 8 others homes. The City of Tucker currently allows for 3 unrelated individuals to live in a home together. I am requesting an allowance for 4 unrelated people with an intellectual and developmental delay (for example, Down Syndrome or Autism) to live together in the home under a rental agreement with us. The Department of Behavior Health and Developmental Disabilities (DBHDD) administers the Medicaid waiver monies that will support the individuals to live in the community along with their social security disability monthly income. DBHDD requires the home to be licensed by the Department of Community Health (DCH). The home will be licensed by DCH as a Community Living Arrangement (CLA). Community Living Arrangement (CLA) means any residence, whether operated for profit or not, that undertakes through its ownership or management to provide or arrange for the provision of daily personal services, supports, care, or treatment exclusively for two or more adults who are not related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Department of Behavioral Health and Developmental Disabilities (DBHDD). State Rules and regulations for Community Living Arrangements can be found in detail at this website.

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Renovations within the home have been completed to meet ADA compliance standards so that individuals with physical handicaps will have access to all parts of the home. City of Tucker has issued a certificate of occupancy. We are not adding to, tearing down, or modifying the outside of the home.

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 residential home (2876 square feet) has 4 bedrooms and each individual would have their own room. There are 2 bathrooms for the residents plus an additional half bath for the staff to use. The lot size is 0.5 acres with a lot width of

152 ft by lot depth of 135 ft. The interior of the home has been renovated to meet ADA standards for any individual that needs physical accommodations. The home's renovations complied with the City of Tucker's permitting rules and regulations. The home was issued a Certificate of Occupancy July 2019.

The home has a 2 car garage and space for 5 additional cars in the concrete paved driveway. Off street parking, is not needed to accommodate the residents and caregivers. We are not requesting rezoning. There is a front yard, and back yard with a deck for the individuals to enjoy. The back yard is fenced in.

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

The home is a single family home zoned residential and located in a neighborhood that allows the property to be rented. The residents will be renting the home from the owner. The provision of their care requires the home to be licensed for their protection. There are currently other licensed CLA's in the city of Tucker but none within a 0.5 mile radius of 2722 Regal Way that could be found.

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

The 4 residents will enjoy use of the public parks and facilities in the same capacity as 3 residents. The water and sewer is Dekalb County, Scana Energy provides the gas, and Georgia Power provides the electricity. Garbage pickup is Dekalb County. No generated medical waste is anticipated. If this changes in the future, Stericycle is the contracted agency to handle any biohazard material via Complete Care At Home, LLC.

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.

Typically 2 staff will be on site (1 nurse and 1 nurse assistant/home manager). There will be 2 times per day that staff will change shift: 1) between 7am and 8am, and 2) between 7pm and 8pm. The street has traffic in both directions and can accommodate this staffing time change. Resident's families will visit also when they wish to see their loved one. Monthly, an outside agency that is contracted through DBHDD will visit the home to audit for compliance with all federal, state, and local rules and regulations.

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 per Article 7.

One unmarked handicapped accessible van will be in the driveway or garage. This van will be used to accommodate individuals that are wheelchair bound that need transportation to and from community outings. No labels or signage will be on the van. There will be NO sign erected that identifies this residence as a licensed home. It will continue to look like any other home in the neighborhood.

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 fire or other emergency.

The ingress and egress on Regal Way can be accessed from either Henderson Road at one end or Palace Court at the other end. Fire and emergency vehicles can easily enter and exit because Regal Way is a 2 way street.

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.

No adverse impacts will be created to any adjoining land use by reason of noise, smoke, odor, dust, or vibration from any activity in or on the property of 2722 Regal Way. The home will used the same whether 3 people or 4 people are renting the home. Activities of daily living are conducted in and around the home.

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.

Care of the individuals living in the home will have staff 24/7 available to assist them with toileting, bathing, grooming, ambulation, meal preparation, laundry and housekeeping.

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.

We do not anticipate any adverse impacts on any adjoining land use since the same activities that we will be assisting the residents with is the same as the activities that other home owners can do for themselves.

J. Whether or not the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The home is zoned residential. We are not seeking a different zoning classification.

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

City of Tucker has a major theme in its comprehensive plan: Promoting Connectivity and Community. Quoted from the City of Tuckers Comprehensive Plan

https://www.tuckerga.gov/document_center/Tucker%20Tomorrow/Tucker-Comprehensive-Plan.pdf

“The purpose of this plan is to carry forward this legacy of creating community.” Every family in some way is touched by a family, friend, or neighbor with an intellectual or developmental disability. Our residents want to belong to a community and seen as having a valuable role in living in the community versus an institution. I believe providing this home in the community for our IDD individuals to live and participate aligns with the City of Tucker’s plan for “Today, Tomorrow, Together”.

L. Whether or not 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.

No buffer zones apply.

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

Dekalb County waste management will pick up the household garbage just like the other homes in the neighborhood.

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

The length of time for which the Special land use permit is granted should not be limited in duration as the residents would like the right to rent the home as long as they are happy to live in it.

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 lot size is in line with other lot sizes in the neighborhood. We are not requesting to change the size of the home or lot. Attached to this application is a map detailing all adjacent lots and their sizes.

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

The proposed use will not adversely affect any historic buildings, site, 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 use satisfies the requirements contained within the supplemental regulations for such SLUP.

R. Whether or not the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The SLUP permit allowing rental of the home to 4 unrelated residents with intellectual and developmental disabilities will not create a negative shadow impact on any other adjoining lot or building as a result of the building height because we are not changing the building height.

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

I do not believe that renting to 4 unrelated individuals with intellectual and developmental disabilities will cause a disproportionate proliferation of similar rental homes in the area. Our google search for other licensed community living arrangements yielded no one within a 0.5mile radius.

T. 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.

Having a home that provides care to individuals with intellectual and developmental disabilities(IDD) is in line with the comprehensive plan for the City of Tucker. The plan seeks to provide quality residential opportunities for all of the City of Tucker’s residents. Many aging parents of children with IDD are seeking quality care in their community for their loved ones. Tucker is a diverse city that seeks to create a sense of community for all individuals. This home will provide for community inclusion in a safe neighbor that supports and embraces diversity.

7.4.7. Additional criteria for specified uses.

In addition to the criteria contained in section 7.4.6 above, for which each applicant for a special land use permit is required to provide information, the following additional criteria shall apply to specific uses as specified below. No application for a special land use permit for the uses specified below shall be granted by the mayor and city council unless it is determined that, in addition to meeting the requirements contained within the zoning district in which such property is located and the criteria contained in section 7.4.6 above, and complying with applicable regulations in Article 4, satisfactory provisions and arrangements have been made concerning each of the following criteria:

A. Telecommunications towers and antennas. In determining whether to authorize a special land use permit for a telecommunication tower or antenna, the mayor and city council shall comply with and apply the requirements of section 4.2.57. **NOT APPLICABLE**

B. Mine, mining operation, gravel pit, quarry, or sand pit. In determining whether to authorize a special land use permit for a mine, mining operation, gravel pit, quarry, or sand pit, the mayor and city council shall also consider each of the following criteria: **NOT APPLICABLE**

C. Child day care facility. In determining whether to authorize a special land use permit for a child day care facility, the mayor and city council shall also consider each of the following criteria: **NOT APPLICABLE**

D. Biomedical waste disposal facilities, disposal facilities, landfills, solid waste disposal facilities, solid waste landfills, private industry solid waste disposal facilities, solid waste handling facilities, solid waste thermal treatment technology facilities, and disposal facilities for hazardous and/or toxic materials including radioactive materials. **NOT APPLICABLE**

7.5.3 Applications for variances; and criteria to be used by the zoning board of appeals in deciding applications for variances. NOT APPLICABLE

Supplemental Criteria Addressed

Sec. 46-1185. - Personal care homes and child caring institutions.

(a) *Personal care homes, general requirements.*

- (1) Each personal care home must obtain all licenses and/or permits required by the state in order to operate. Each personal care home licensed and/or permitted by the state must display its state-issued licenses and/or permits in plain view, visible from the front doorway of the facility. **The state-issued license and/or permits will be displayed at the front doorway once obtained.**
- (2) No personal care home may display any exterior signage that violates the sign ordinance in chapter 34 or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located. **There will be no signs erected on the property for any reason.**
- (3) Personal care homes may apply for an FHA Accommodation Variance as provided for in section 46-1639. **There is no need for an FHA Accommodation Variance and will not be requested.**

(b) *Personal care home, group (four 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 community development director prior to issuance of a building permit or business license. **No changes to the interior of the home are being requested.**
- (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 VI of this chapter. **The 2 car garage and the driveway can easily accommodate 7 cars. See attached drawing.**
- (3) In order to prevent institutionalizing residential neighborhoods, no group personal care home located in the RE, R-LG, R-100, R-85, R-75, R-50, R-SM, or MR-1 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. **I contacted Department of Community Health and they showed me how to search on their website all licensed homes in the 30084 zip code. The nearest licensed community living arrangement or personal care home is over 1 mile away. I could not find any licensed homes within 1000 feet of 2722 Regal Way.**

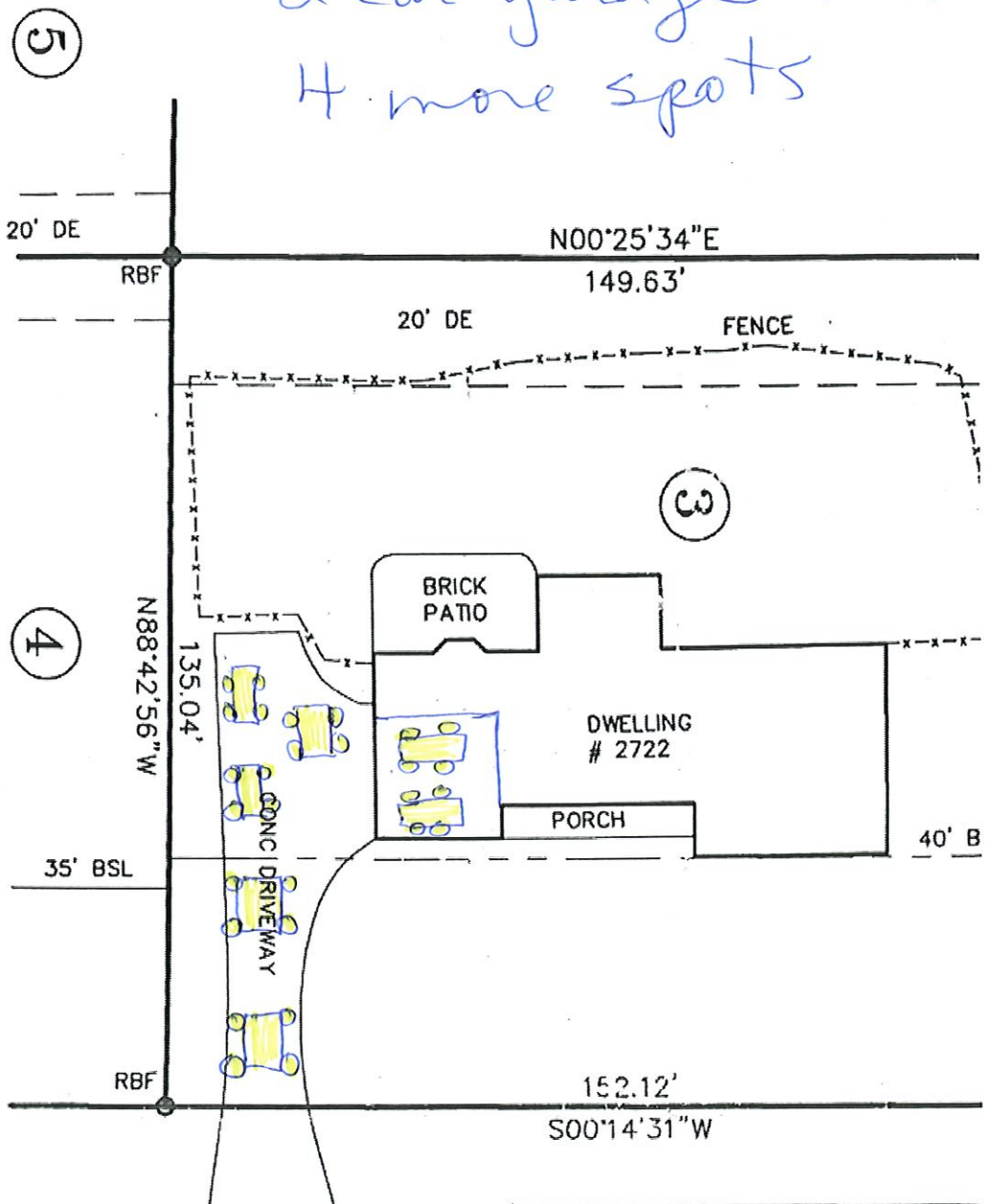
(Ord. No. 2016-06-07, att. (4.2.41), 7-11-2016)

RECEIVED
City of Tucker

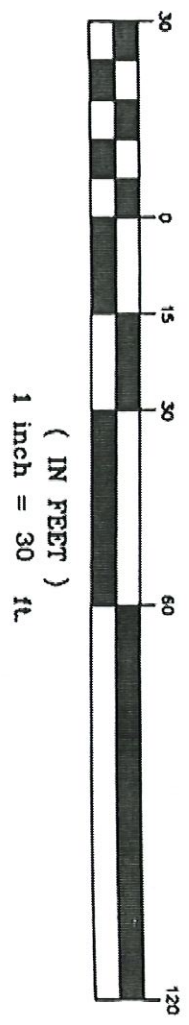
AUG 22 2018

Community Development
Department

Off Street Parking spaces -
More than
enough -
2 car garage with
4 more spots



GRAPHIC SCALE



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. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

RECEIVED
City of Tucker
AUG 22 2018

Community Development
Department

REGAL WAY 60'R/W

NOTE:
ALL EASEMENTS
RECORD, UNLESS:
IN MY OPINION, THIS
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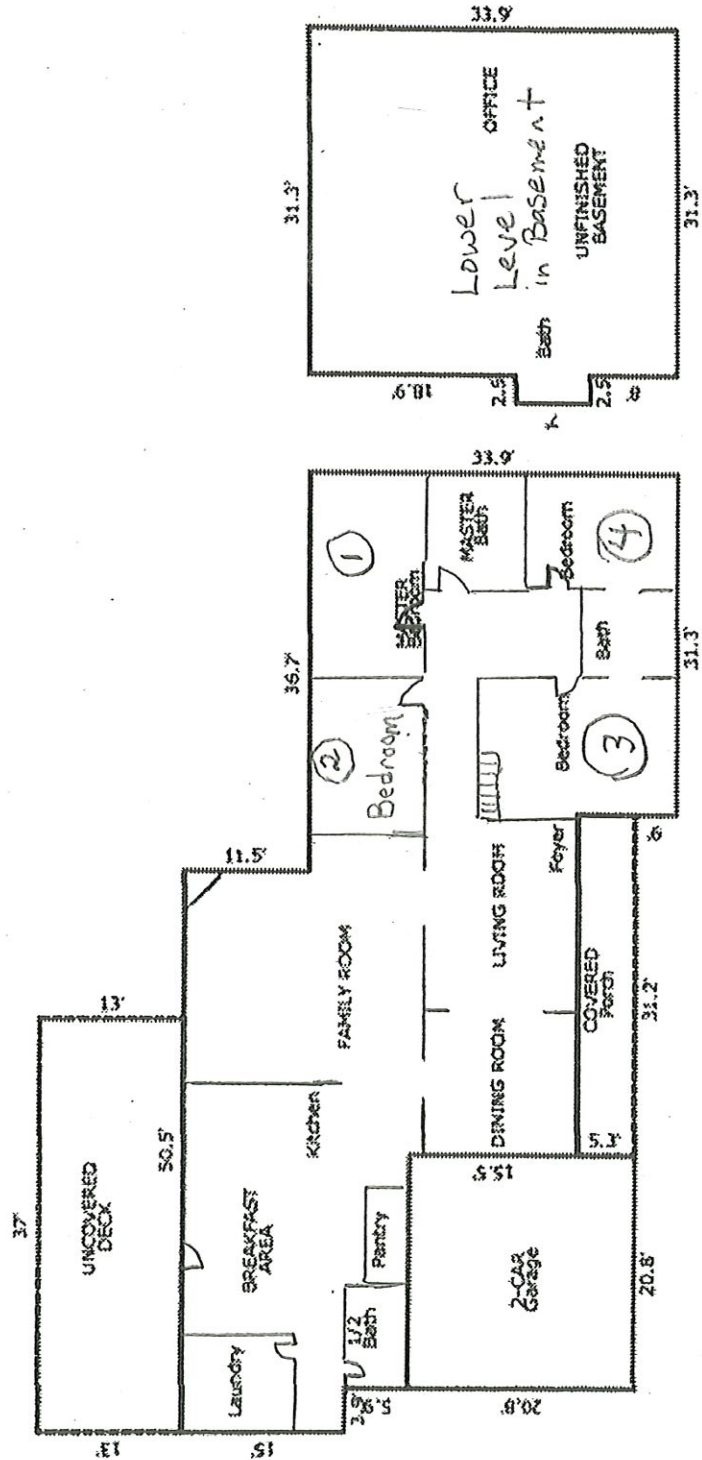
Layout of house with walls
and doors

No proposed changes to interior

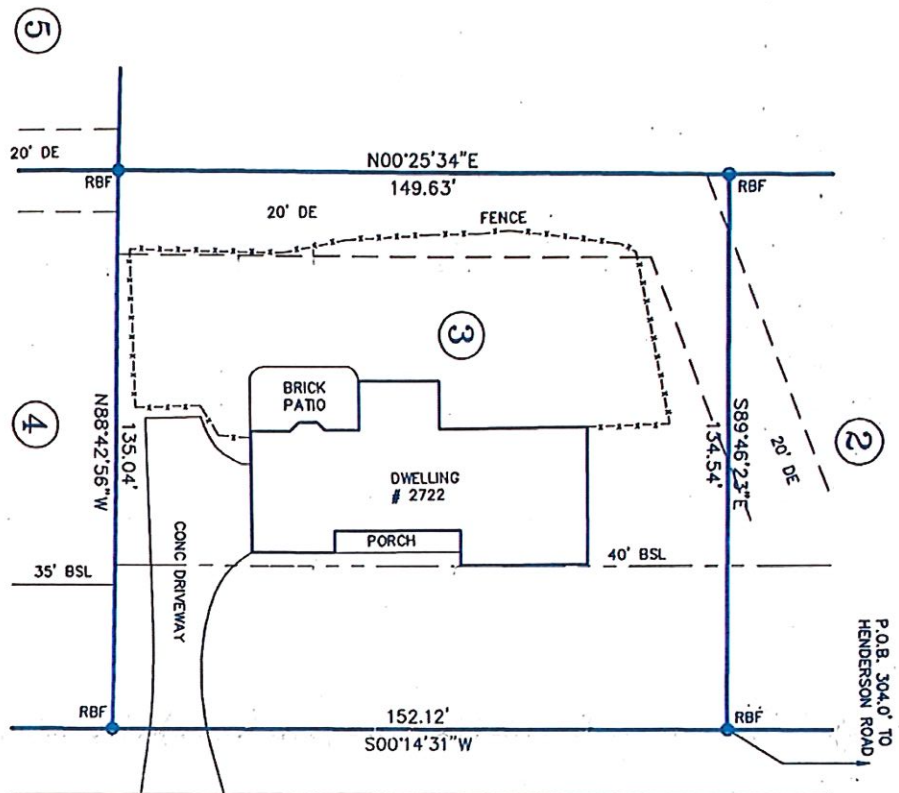
RECEIVED
City of Tucker

AUG 22 2018

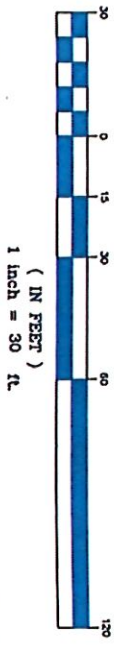
Community Development
Department



- LEGEND**
- CMP CORRUGATED METAL PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - BSL BUILDING SETBACK LINE
 - RBF REBAR FOUND
 - IPF IRON PIN FOUND
 - CB CATCH BASIN
 - JB JUNCTION BOX
 - HW HEAD WALL
 - POB POINT OF BEGINNING
 - MH MAN HOLE
 - R/W RIGHT-OF-WAY
 - PP POWER POLE
 - O/F OPEN TOP FOUND
 - C/F CRIMP TOP FOUND
 - RB REBAR
 - LL LAND LOT
 - IPC IRON PIN CALCULATED



GRAPHIC SCALE



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 OBTAIN THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLUME COORDINATE BENCHMARK FOUND WITHIN 500' OF THIS PROPERTY.

REGAL WAY 60'R/W



NOTE:
 ALL EASEMENTS DEPICTED ARE PER PUBLIC RECORD, UNLESS OTHERWISE NOTED.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW OF THE STATE OF GEORGIA.

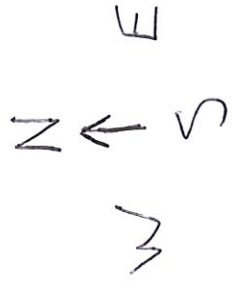
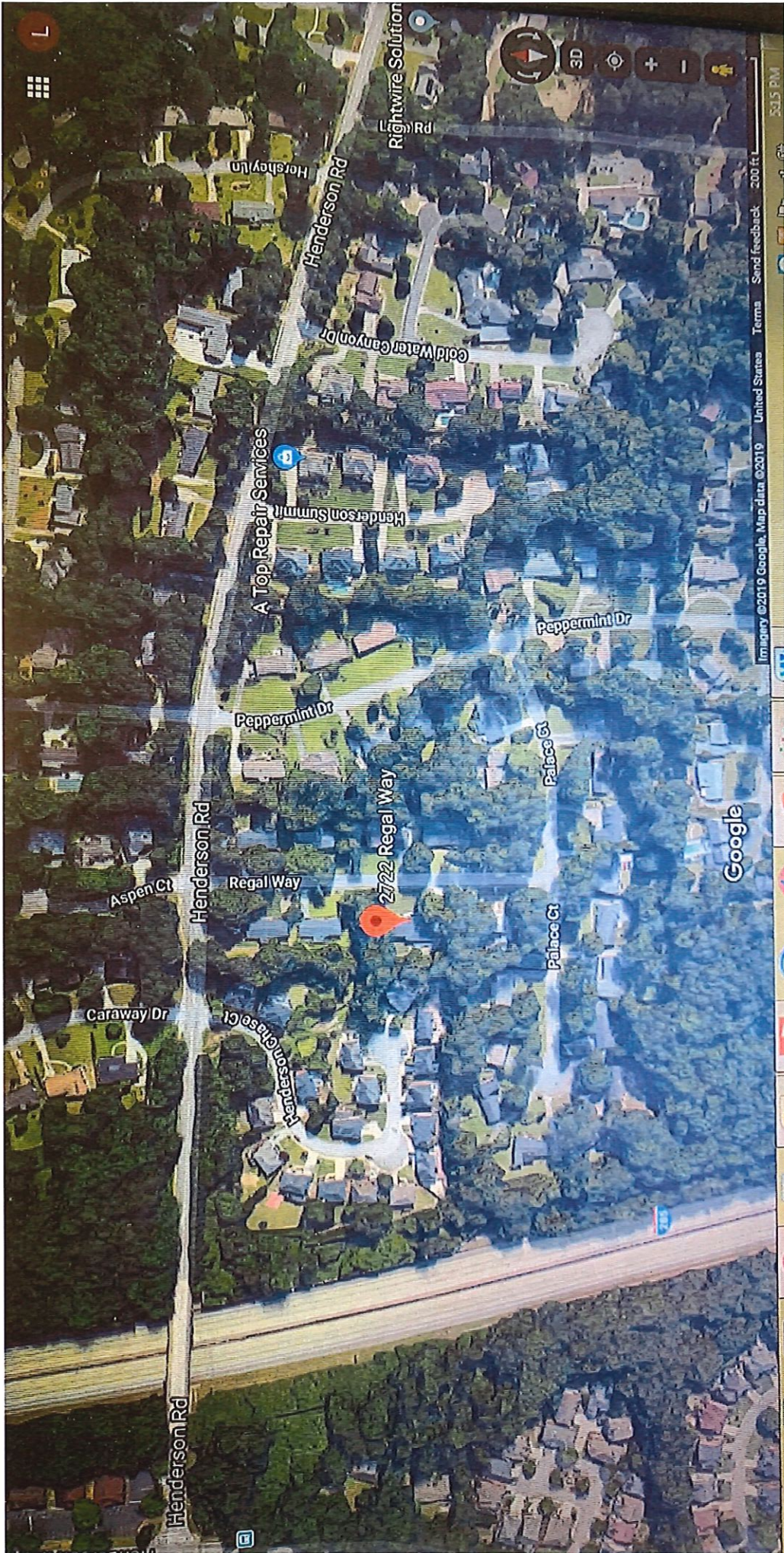
PLAT CERTIFICATION NOTICE

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THE PLAT DOES NOT EXTEND TO ANY OTHER PERSONS OR ENTITIES AND DOES NOT CONSTITUTE A REPRESENTATION BY THE SURVEYOR NAMED SAID PERSON, PERSONS, OR ENTITY.

	ABOVE THE GROUND AS BUILT SURVEY PREPARED FOR: HURLEY, MEYER & MELCHER, LLC		DATE 11/28/00
	OWNER / PURCHASER WILLIS H. MOORE & PAIGE D. MOORE		SCALE 1" = 30'
	LAND LOT 250	18th DISTRICT	SECTION DEKALB COUNTY, GEORGIA
	LOT 3	BLOCK B	UNIT AREA OF LOT: 20,335 S.F.
SUBDIVISION REGAL FOREST			SOLAR LAND SURVEYING COMPANY P.O. BOX 723993 ATLANTA, GEORGIA 31139-0993 TELEPHONE (770) 794-9055 FAX (770) 794-9052
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED			

PLOTTED BY: X:\SLS\0010222.DWG

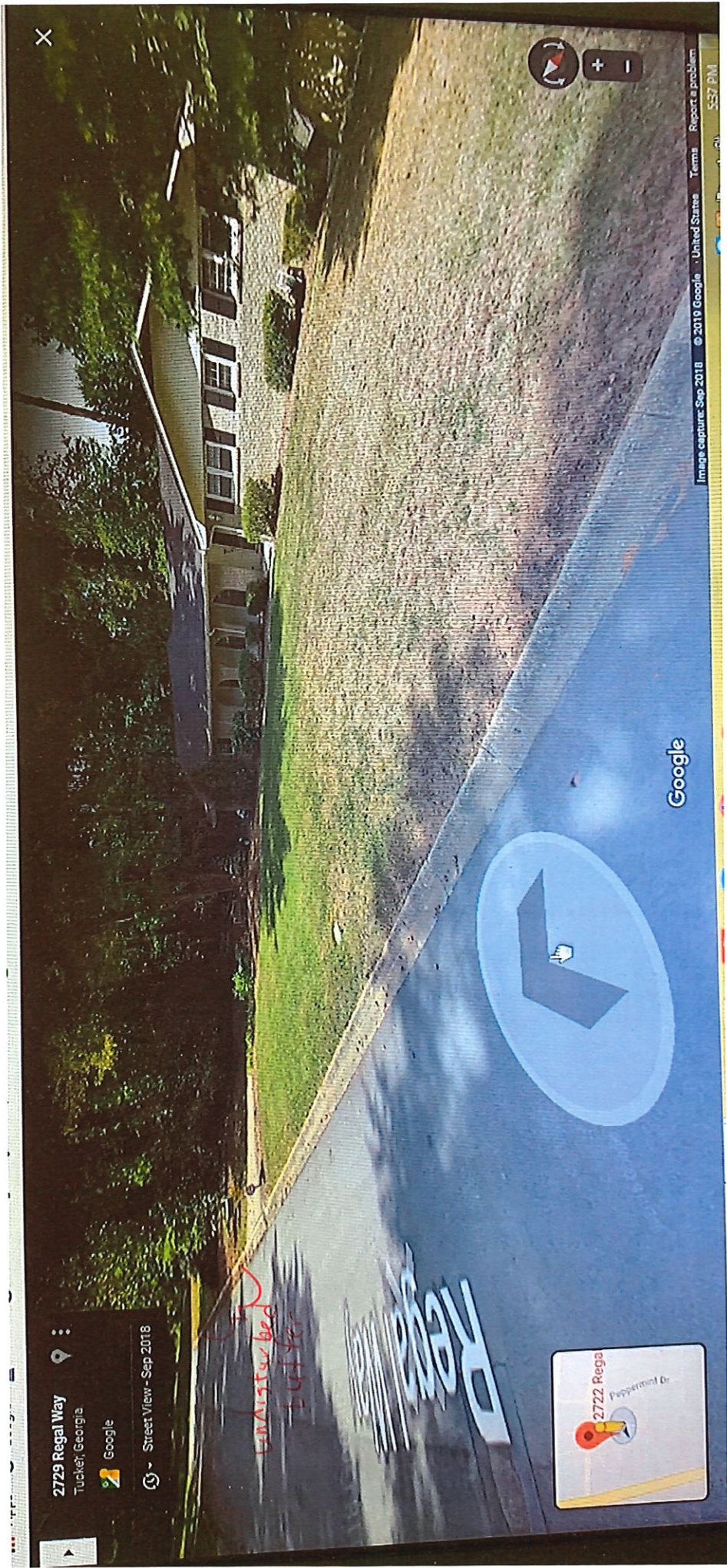
PLAT BOOK _____ PAGE _____
 DEED BOOK _____ PAGE _____



Building Elevations - Single story with
basement

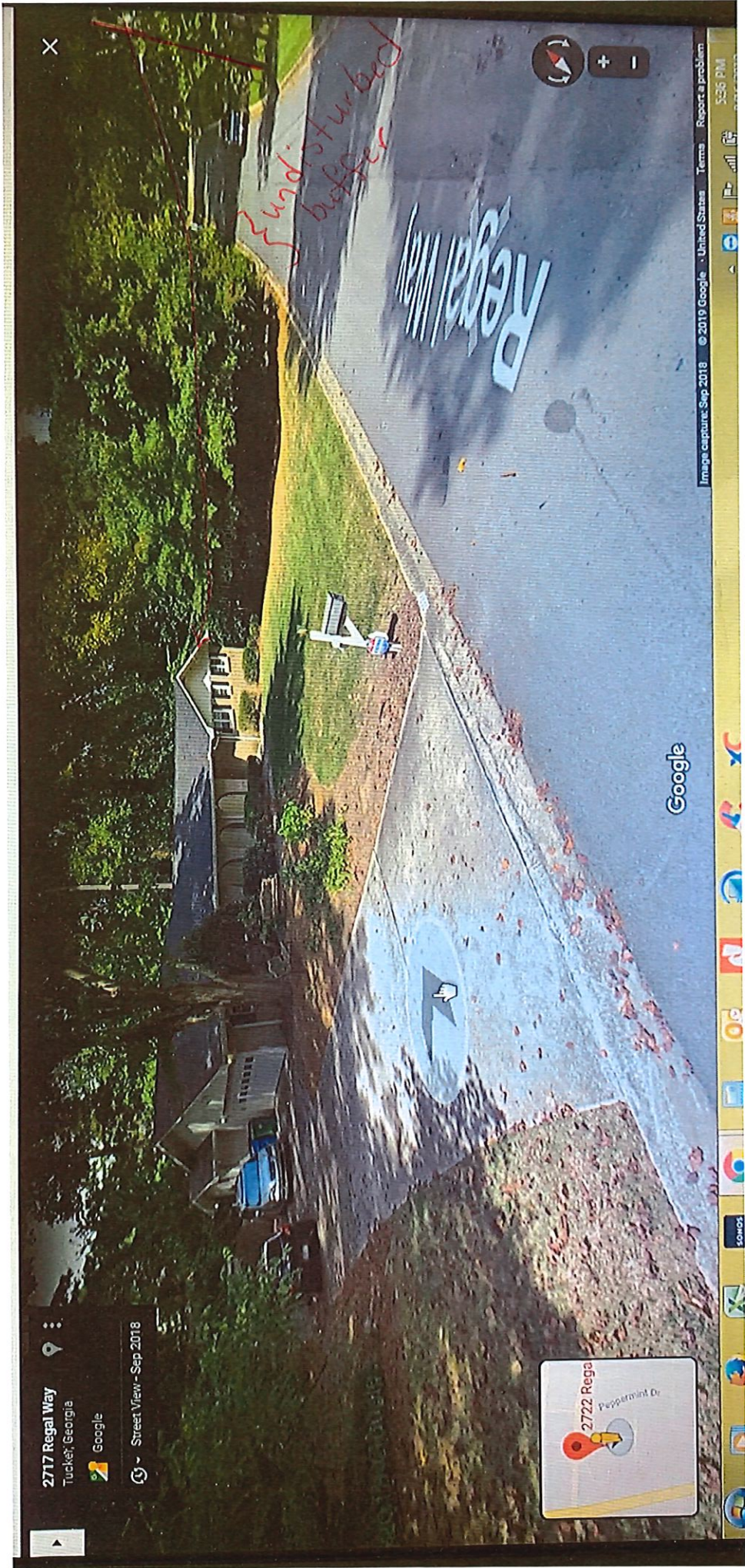


2722 Regal Way, Tucker



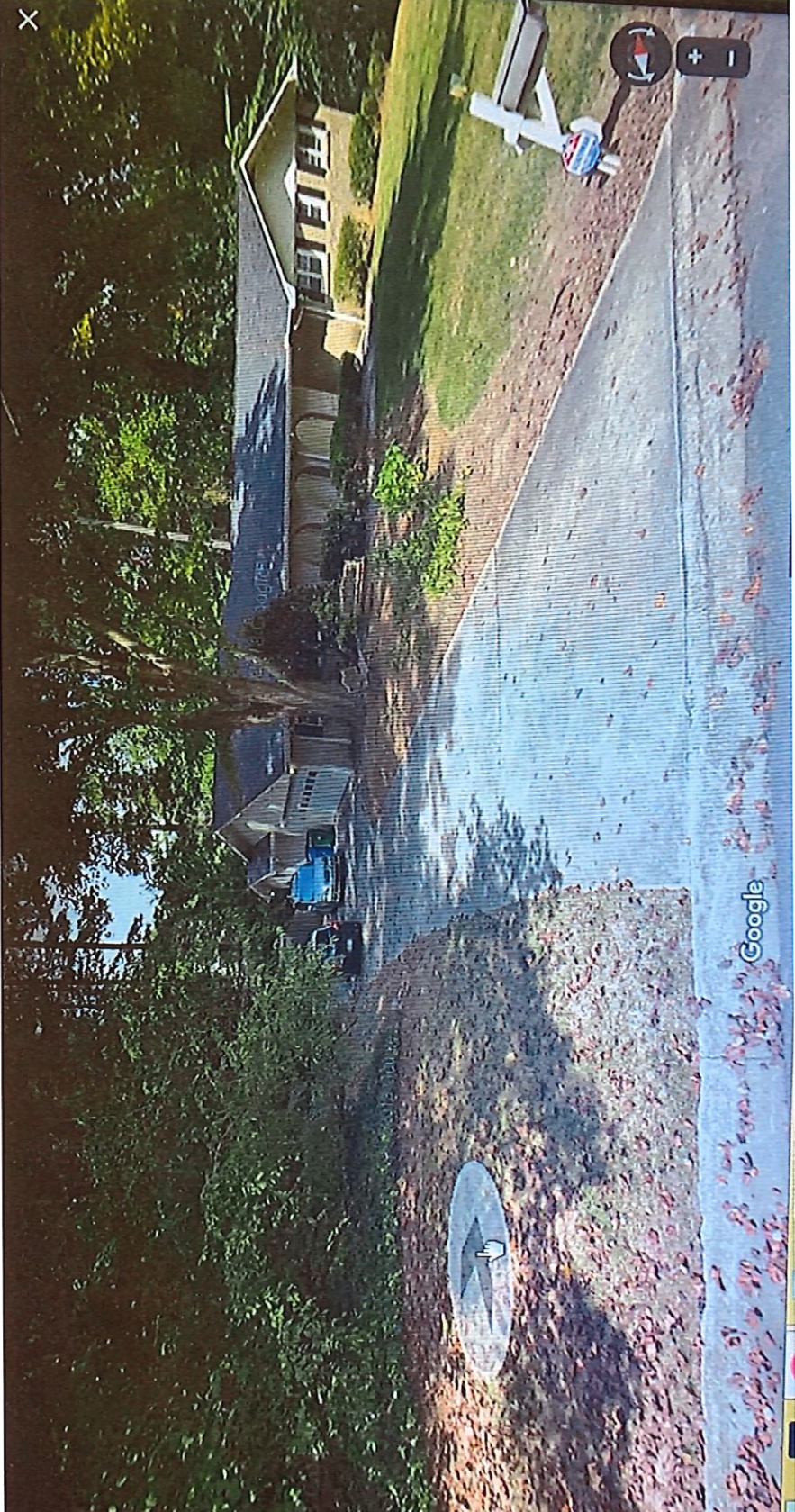
Speed limit is 15 miles per hour

— = power lines



- Driveway showing parking spaces
- DeKalb county water and sewer

2717 Regal Way
Tucker, Georgia
Street View - Sep 2018



2722 Regs
Peppermint Co.





PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: Lisa Marleen Reisman

Address: 7620 Wolf Brook Dr

Atlanta GA 30350

Primary Source License Information

Lic #:	RN081008	Profession:	Registered Professional Nurse	Type:	Advanced Practice - NP
Secondary:		Method:	Initial Authority	Status:	Active
Issued:	5/22/1997	Expires:	1/31/2020	Last Renewal Date:	1/23/2018

Associated Licenses

Relationship: Self Automatic

Licensee:	Reisman, Lisa Marleen	License Type:	Registered Prof Nurse - Single State	
License #:	RN081008	License Status:	Active	
Established:	5/22/1997	Association Date:		Expiry:
Type:	Prerequisite User			

Public Board Orders

Please see Documents section below for any Public Board Orders

Other Documents

No Other Documents

Data current as of: August 16, 2019 15:1:58

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 478-207-2440.



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA LICENSE

This is to certify that a license is hereby granted to COMPLETE CARE AT HOME LLC

(Name of Governing Body)

to operate as a Private Home Care Provider named as COMPLETE CARE AT HOME LLC

(Name of Facility)

providing NURSING, PERSONAL CARE, AND COMPANION OR SITTER

located at 11 DUNWOODY PARK SUITE 140 in DUNWOODY, County of DEKALB, Georgia.
(Street) (City or Town)

This license is effective May 01, 2019 through April 30, 2020

"This license is granted pursuant to the authority vested in the Department of Community Health, Official Code of Georgia, Annotated Title 31, Chapter 7, and signifies that the provider complies with the Rules and Regulations of the Department of Community Health on the date this license was issued."

THIS LICENSE IS NOT TRANSFERABLE

License No: 060-R-0250

In Witness Whereof, we have hereunto set our hand this 29TH day of MARCH, 2019

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION

Waivers/Variations Granted:
Rule #: _____
Rule #: _____
Rule #: _____

Melanie Simon

Melanie Simon, Division Chief

(The Letter Outlining These Conditions Shall be Posted)

Complete Care At Home, LLC

Dunwoody, GA

has been Accredited by



The Joint Commission


Which has surveyed this organization and found it to meet the requirements for the
Home Care Accreditation Program

October 3, 2018

Accreditation is customarily valid for up to 36 months.


Craig W. Jones, FACHE
Chair, Board of Commissioners

ID #489957
Print/Reprint Date: 12/18/2018


Mark R. Chassin, MD, FACP, MPP, MPH
President

The Joint Commission is an independent, not-for-profit national body that oversees the safety and quality of health care and other services provided in accredited organizations. Information about accredited organizations may be provided directly to The Joint Commission at 1-800-994-6610. Information regarding accreditation and the accreditation performance of individual organizations can be obtained through The Joint Commission's web site at www.jointcommission.org.





PRE-APPLICATION FORM

REZONING, COMPREHENSIVE PLAN AMENDMENT, SPECIAL LAND USE PERMIT, AND CONCURRENT VARIANCE

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). Please contact Courtney Smith at csmith@tuckerga.gov to schedule an appointment. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

SPECIAL LAND USE PERMIT PRE-APPLICATION FORM

Purpose & Process

A Pre-Application Meeting provides you the opportunity to present a conceptual plan and letter of intent to a representative of the Community Development Department. This meeting benefits you, the applicant, by receiving general comments on the feasibility of the plan, the process(es)/procedure(s) and fees required to process and review the application(s). Please contact Courtney Smith at csmith@tuckerga.gov to schedule an appointment. This form will be completed during the pre-application meeting. After completing the pre-application meeting, the applicant may file the Land Use Petition.

Applicant:

Lisa M. Reisman, MSN, CNP

Site Address: 2722 Regal Way, Tucker, GA

Parcel Size: 0.47-acre property

Proposal Description:

Applicant requests a proposal for a Personal Care Home in the R-100 (Residential Medium Lot-100) zone district.

Existing Zoning Designation and Case Number: R-100 zoning designation

Proposed Zoning Designation: R-100 **CV:** None

Proposed SLUP Request: To allow a Personal Care Home in the R-100 zoning designation.

CV: None proposed. GIS reviewing Business Tax Licenses to determine if any existing Personal Care Home are within 1000 feet.

Comprehensive Land Use Map Designation: Neighborhood Center

Overlay District: N/A

Staff: Tim Lampkin, Courtney Smith, Rosie Mafe

Date: 3/18/2019

Applicant Signature / Date Lisa M. Reisman 3/18/19

Property Appraisal Department

[Property Overview](#)

8/9/2019 9:57:39 AM

Close

Print

Parcel ID: 18 250 02 101

To view map, click on parcel ID number.


Owner Information

Tax District	90 - TUCKER	Zoning	R100 - SF RES DIST
Jan. 1st Owner	MOORE WILLIS H	Land Use	101 - Residential 1 family
Co-Owner	MOORE PAIGE D	Land Unit	1 LOT
Current Owner	REISMAN ARTHUR GERALD	Calculated Acreage	0
Co-Owner	REISMAN LISA MARLEEN	Deeded Acreage	0.5
Current Owner Address	7620 WOLF BROOK DR	Neighborhood	0460
	CLEVELAND GA 30528	Property Class	R3 - RESIDENTIAL LOT
Property Address	2722 REGAL WAY		

Appeal Status

Date Notice Mailed	5/31/2019	
Appeal Code	2019	2018
Process Code	N - C.O.A. Notice	N - C.O.A. Notice
Hearing Date		
Hearing Time		

Assessment Notice

You may need to download Adobe Acrobat Reader. It is available at 

Tax Year - ASMT Notice or Letter

- 2019 - Notice 1
- 2018 - Notice 1
- 2017 - Notice 1

The online appeal application is unavailable. Your letter of appeal must be hand-delivered or **POSTMARKED BY THE U.S. POSTAL SERVICE** by the Appeal Deadline Date shown on the front of your **2019** Notice to ensure acceptance as a timely appeal. If you do not file an appeal by this date, your right to file an appeal will be lost. Late appeals will not be processed.

Building Characteristics

Year Built	1968	Square Footage	2,876
Condition Code	AVERAGE	Unfinished Basement	964 Sq. Ft.
Quality Grade	AVERAGE PLUS	Finished Basement	0 Sq. Ft.
Air Conditioning	YES	Bedrooms	4
Fireplace	1	Bathrooms	3
Stories	1		

Current Appraised & Assessment Value

Tax Year	Total Appraised	Taxable Land	Taxable Imp.	Total Taxable	Total Taxable Assessment (40%)
2019	\$310,200	\$95,000	\$215,200	\$310,200	\$124,080

Sales History

Book/Page	Sale Date	Deed Type	Sale Condition	Sale Price
27452 - 00797	03-25-2019	LW - LIMITED WARRANTY DEED	0 - VALID SALE FMV	\$352,000.00
11743 - 00484	11-30-2000	WD - WARRANTY DEED	0 - VALID SALE FMV	\$206,700.00
06122 - 00181	04-26-1988	WD - WARRANTY DEED	0 - VALID SALE FMV	\$144,000.00
03220 - 00141	08-05-1974	WD - WARRANTY DEED	0 - VALID SALE FMV	\$0.00

Sales which occurred prior to January 1 of this year were used to establish values for the current year. All sales which take place after January 1 will be considered for next year's valuations. These sales are provided for your convenience and may not have been verified or confirmed by our staff. We reserve the right to edit as needed.

[Sales Data Search](#)

[Detailed Property Data](#)

[Property Tax Data](#)

Property Tax Information Results

Parcel ID :18 250 02 101

[Print](#)

[Back](#)

Land Data

Neighborhood	Commercial Land Use	Zoning	Unit Type	Unit Size
0460 - 101	N/A	R100 - SF RES DIST	Gross	1.00

Building Information

Building #1 - Residential

Building Characteristics

Improvement Type	09-SINGLE FAMILY RESIDENTIAL	Condition	AVERAGE
Quality Grade	AVERAGE PLUS	Economic Obsolescence	0
Actual Year Built	1968	Functional Obsolescence	0

Building Refinements

Baths	3	Bedrooms	4	Basement Area	964	Finished Basement	0
Fireplaces	1	Air Conditioning	YES	Number Story	1	Square Footage	2,876

Building Permit Data

Permit Number	Permit Date	Completion Date	Permit Amount	Description
135628	6/18/2003	11/3/2003	36,000	ADDITION
135629	10/23/2003	12/19/2003	4,000	ADDITION

History of Values

Tax Year	Total Appraised	Taxable Land	Taxable Improvement	Total Taxable	Total Assessment
2019	310,200	95,000	215,200	310,200	124,080
2018	226,100	62,200	163,900	226,100	90,440
2017	223,600	62,200	161,400	223,600	89,440
2016	238,200	62,200	176,000	238,200	95,280
2015	270,000	62,200	207,800	270,000	108,000
2014	256,900	62,200	194,700	256,900	102,760
2013	256,900	62,200	194,700	256,900	102,760
2012	256,900	62,200	194,700	256,900	102,760
2011	252,200	61,500	190,700	252,200	100,880
2010	252,200	48,600	203,600	252,200	100,880
2009	252,200	48,600	203,600	252,200	100,880
2008	252,200	48,600	203,600	252,200	100,880
2007	252,200	48,600	203,600	252,200	100,880
2006	252,200	48,600	203,600	252,200	100,880
2005	252,200	48,600	203,600	252,200	100,880

For information on property characteristics, contact (404) 371-2171.

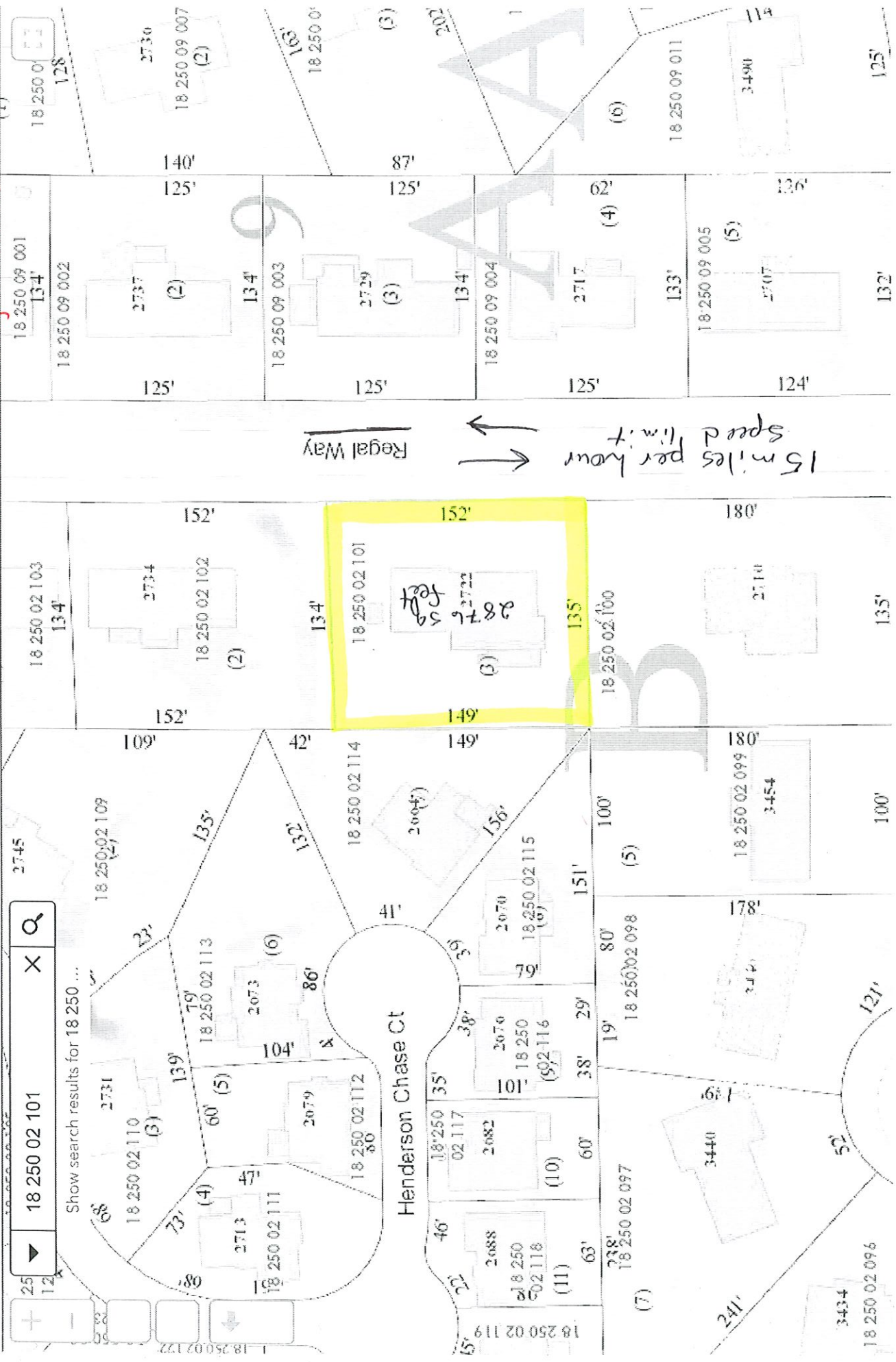
[Back](#)

Boundary Survey and Site Plan
(Home already exists)

DeKalb County Parcel Viewer

18 250 02 101 X Q

Show search results for 18 250 ...



-24,2471 33,8667 Degrees

0.47 acres

North ↑

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM

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

1. **CONFORMANCE WITH THE COMPREHENSIVE PLAN.** Describe the proposed project and the existing environmental conditions on the site. Describe adjacent properties. Include a site plan that depicts the proposed project.

Describe how the project conforms to the Comprehensive Land Use Plan. Include the portion of the Comprehensive Plan Land Use Map which supports the project's conformity to the Plan. Evaluate the proposed project with respect to the land use suggestion of the Comprehensive Plan as well as any pertinent Plan policies.

We, Lisa M. Reisman and Dr. A. Gerald Reisman, own 2722 Regal Way, Tucker, GA, 30084, located in the City of Tucker (Parcel ID 18 250 02 101). We are requesting a special land use permit from the City of Tucker, Ga for the home at 2722 Regal Way, Tucker Ga 30084 (zoned residential). The home is located on a street with 8 others homes. The City of Tucker currently allows for 3 unrelated individuals to live in a home together. I am requesting an allowance for 4 unrelated people with an intellectual and developmental delay (for example, Down Syndrome or Autism) to live together in the home under a rental agreement with us. The Department of Behavior Health and Developmental Disabilities (DBHDD) administers the Medicaid waiver monies that will support the individuals to live in the community along with their social security disability monthly income. DBHDD requires the home to be licensed by the Department of Community Health (DCH). The home will be licensed by DCH as a Community Living Arrangement (CLA). DBHDD will oversee the care of the resident renters in accordance with federal and state laws, and regulations. A business license will be obtained from the City of Tucker.

The provision of care will be provided through Complete Care at Home, LLC, a company owned and operated by Lisa M. Reisman, a certified nurse practitioner. Complete Care at Home, LLC is a licensed private home care provider by DCH, and is an approved provider of care with DBHDD. Licenses attached to this application. Complete Care at Home, LLC is also a Joint Commission accredited agency. The Joint Commission is an organization that benchmarks quality care in the USA. Certificate attached to application.

Staff will be in the home 24/7 to assist the individuals to live in the community with supports. Supports include assistance with activities of daily living (ie, bathing, grooming, toileting, meal preparation, transportation, laundry, housekeeping, ambulation) and nursing care as ordered by a physician (examples include but not limited to administration of medications, administering of nutritional supplements via a feeding tube, monitoring of vital signs, monitoring of respiratory and GI systems). All residents have been determined appropriate to live in the community with supports by DBHDD.

Care provided in the home will meet the federal mandate under the Americans with Disabilities Act of 1990 and Olmstead, and complies with the rules and regulations under the Centers for Medicare/Medicaid Home and Community Based Services (HCBS) settings rule. The residents will not have drug or alcohol addictions, will not have criminal records or charges, nor will they have challenging behaviors.

Renovations within the home have been completed to meet ADA compliance standards so that individuals with physical handicaps will have access to all parts of the home. City of Tucker has issued a certificate of occupancy. We are not adding to, tearing down, or modifying the outside of the home.

City of Tucker has a major theme in its comprehensive plan: Promoting Connectivity and Community. Quoted from the City of Tuckers Comprehensive Plan

https://www.tuckerga.gov/document_center/Tucker%20Tomorrow/Tucker-Comprehensive-Plan.pdf

"The purpose of this plan is to carry forward this legacy of creating community." Every family in some way is touched by a family member, friend, or neighbor with an intellectual or developmental disability. Our residents want to belong to a community and seen as having a valuable role in living in the community versus an institution. I believe providing this home in the community for our IDD individuals to live and participate aligns with the City of Tucker's plan for "Today, Tomorrow, Together". The only difference between this home and another home on the street is that the residents needs staff assistance. This assistance is no different than an elderly person that needs assistance to remain in their own home.

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

- a. Wetlands

- U. S. Fish and Wildlife Service, National Wetlands Inventory

(<http://wetlands.fws.gov/downloads.htm>)

- Georgia Geologic Survey (404-656-3214)
- Field observation and subsequent wetlands delineation/survey if applicable

There are no wetlands on the property.

b. Floodplain

- Federal Emergency Management Agency (<http://www.fema.org>)
- Field observation and verification

The property is not located in a Floodplain

c. Streams/stream buffers

- Field observation and verification

There are no streams or stream buffers on the property.

d. Slopes exceeding 25 percent over a 10-foot rise in elevation

- United States Geologic Survey Topographic Quadrangle Map
- Field observation and verification

The property does not have a slope exceeding 25% over a 10-foot rise in elevation

e. Vegetation

- United States Department of Agriculture, Nature Resource Conservation Service
- Field observation

Vegetation on the property is consistent with other homes on the street.

f. Wildlife Species (including fish)

- United States Fish and Wildlife Service
- Georgia Department of Natural Services, Wildlife Resources Division, Natural Heritage Program
- Field observation

There is no pond or lake on or near the property. There is no wildlife on the property.

g. Archeological/Historical Sites

- Historic Resources Survey
- Georgia Department of Natural Resources, Historic Preservation Division
- Field observation and verification

The property is not listed as an archeological/historical site.

ENVIRONMENTAL SITE ANALYSIS (ESA) FORM (CONTINUED)

3. **PROJECT IMPLEMENTATION MEASURES.** Describe how the project implements each of the measures listed below as applicable. Indicate specific implementation measures required to protect environmental site feature(s) that may be impacted.
- a. Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors. **NOT APPLICABLE**
 - b. Protection of water quality **NOT APPLICABLE**
 - c. Minimization of negative impacts on existing infrastructure **THE HOME HAVING 4 INDIVIDUALS LIVING IN IT WILL NOT NEGATIVELY IMPACT THE EXISTING INFRASTRUCTURE OF THE CITY OF TUCKER**
 - d. Minimization on archeological/historically significant areas **NOT APPLICABLE**
 - e. Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses. **NOT APPLICABLE**
 - f. Creation and preservation of green space and open space **THE HOME IS AN EXISTING STRUCTURE. WE ARE NOT CHANGING THE STRUCTURE OF THE HOME.**
 - g. Protection of citizens from the negative impacts of noise and lighting **THE HOME WILL NOT CREATE ANY NOISE OR LIGHTING ISSUES AND IS USED FOR RESIDENTIAL PURPOSES FOR THE 4 INDIVIDUALS**
 - h. Protection of parks and recreational green space **NOT APPLICABLE**
 - i. Minimization of impacts to wildlife habitats **NOT APPLICABLE**

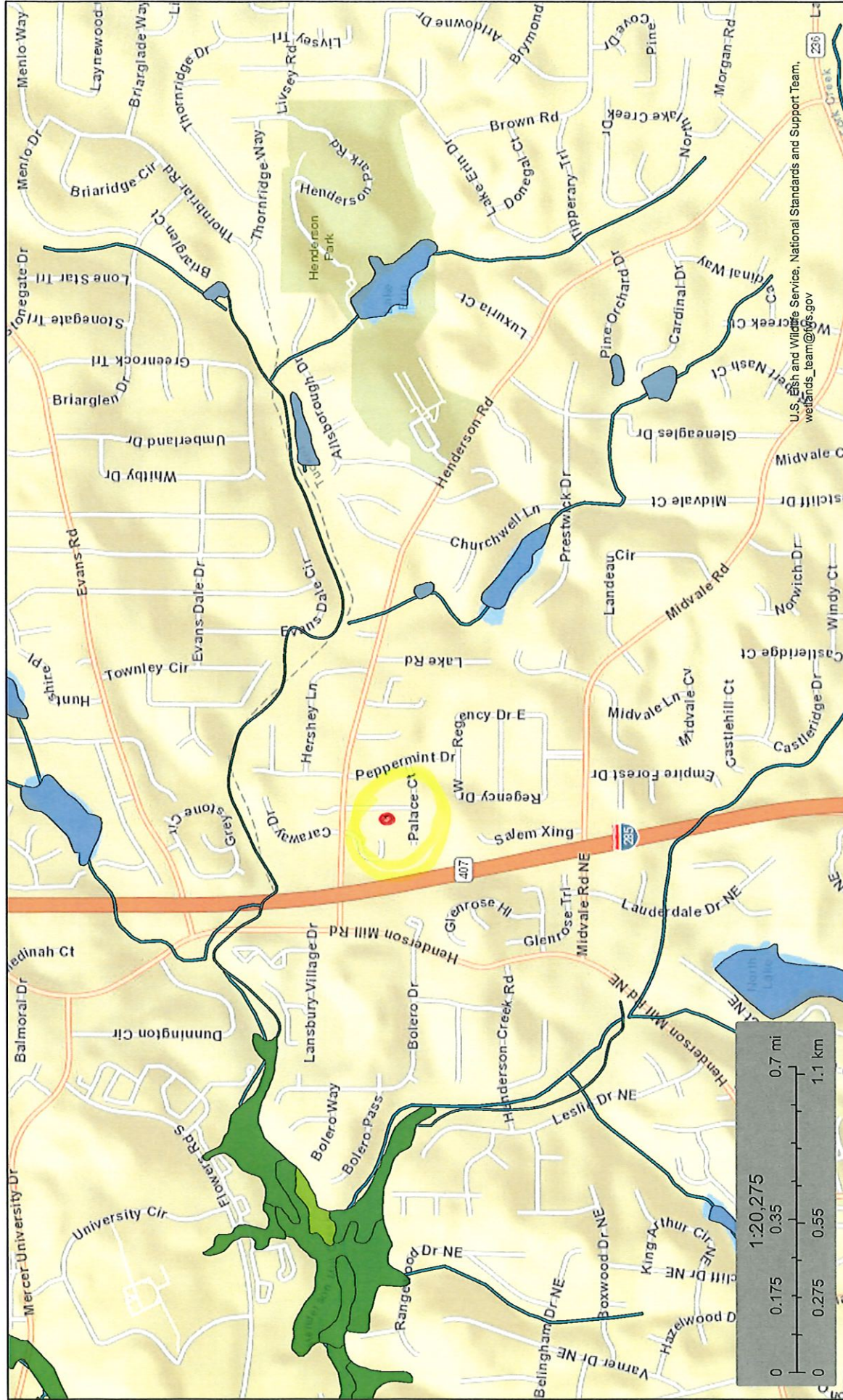


U.S. Fish and Wildlife Service

National Wetlands Inventory

wetlands

2722 Regal Way



This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

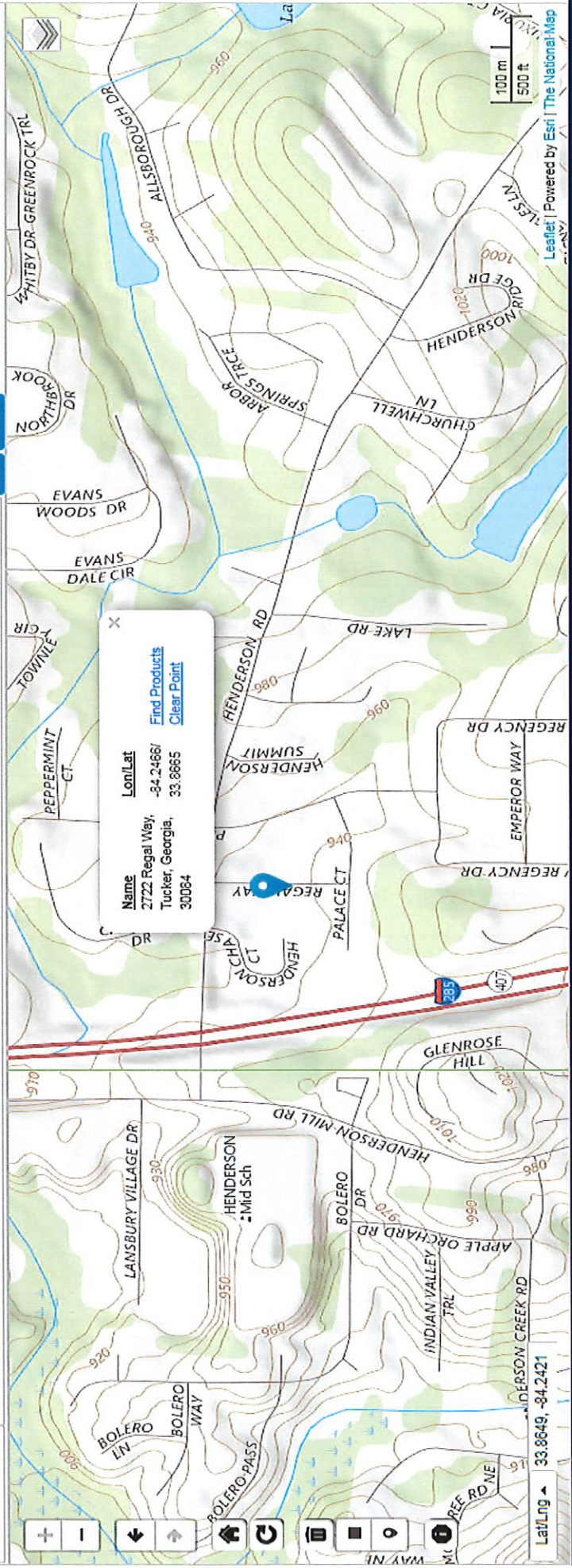
August 16, 2019

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Use Map BoxPoint Current Extent Coordinates Located Point Polygon
 Map Indices 1 Degree 15 Minute 7.5 Minute All

Address/Place **2722 Regal Way, Tucker, GA**



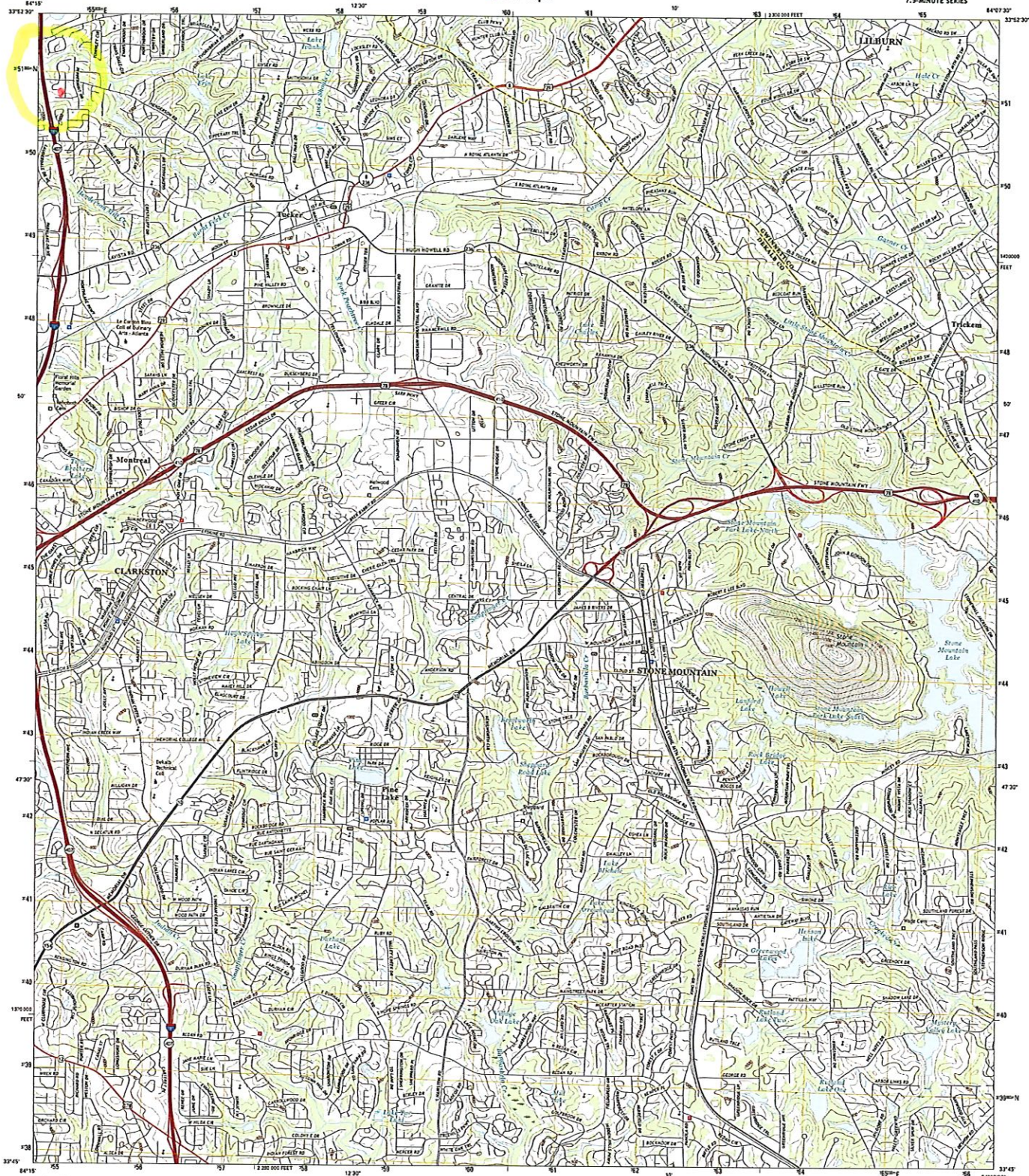
2722 Regal Way



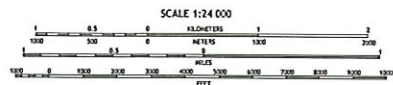
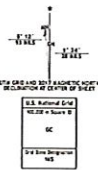
U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY



STONE MOUNTAIN QUADRANGLE
GEORGIA
7.5-MINUTE SERIES



Produced by the United States Geological Survey
North American Datum of 1983 (NAD83)
World Geodetic System of 1984 (WGS84) Projection and
World Geodetic System of 1984 (WGS84) Zone 18S
1:500 scale geoid, Universal Transverse Mercator, Zone 18S
12 500 foot scale, Georgia Coordinate System of 1983 (GCS83)



CONTOUR INTERVAL 30 FEET
NORTH ARROW CAN VERTICAL DATUM OF 1918
This map was produced to conform with the
National Geospatial Program US Topo Product Standard, 2011.
It complies with the standard with this product's data version 2.0.19



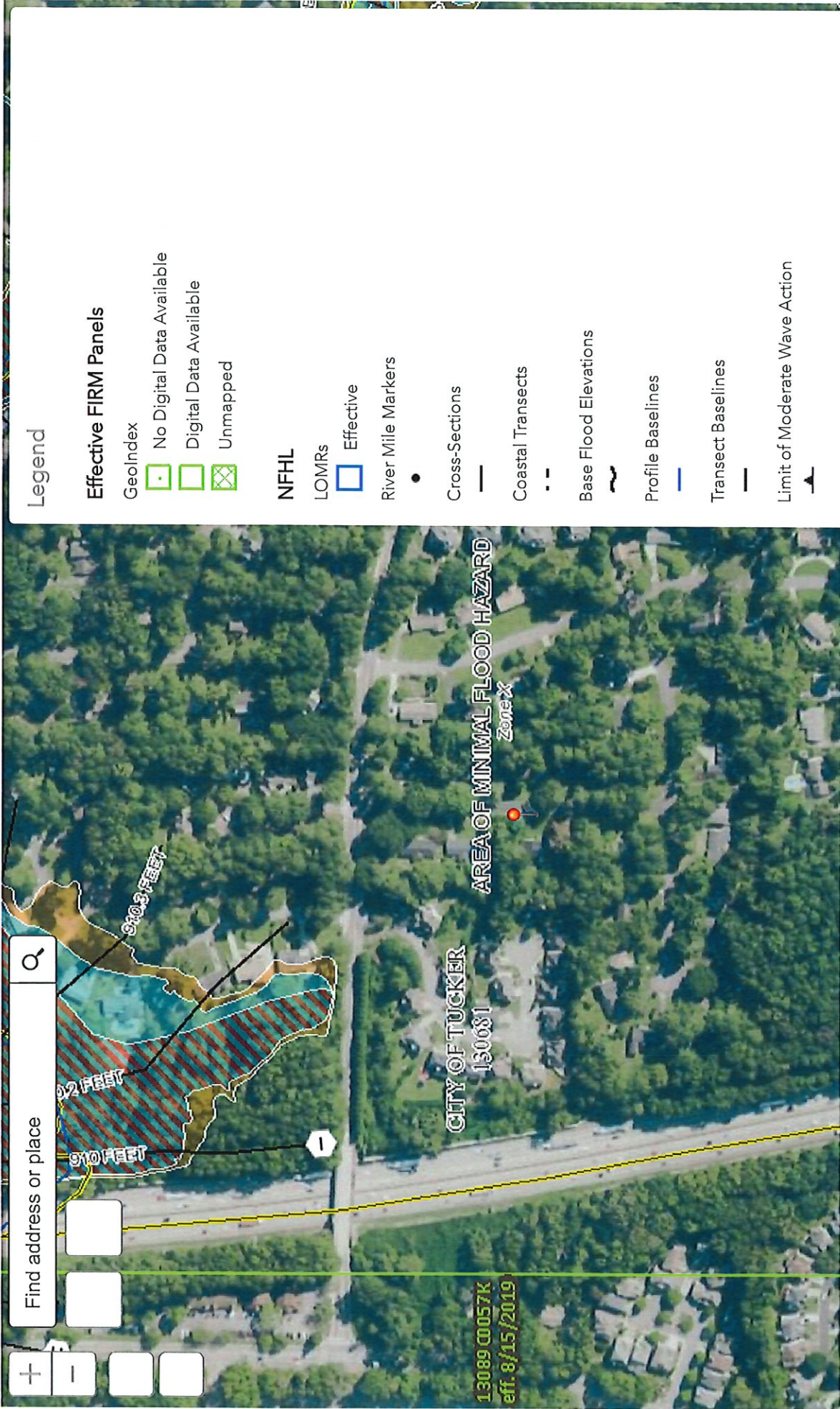
ROAD CLASSIFICATION

Expressway	Local Connector
Secondary Hwy	Local Road
Imp	400
Interstate Route	US Route
	State Route

1	2	3
4	5	6
7	8	9
0	1	2

STONE MOUNTAIN, GA
2017





Find address or place

+

-

13089 0057K
eff. 8/15/2019

Legend

Effective FIRM Panels

- GeoIndex
- No Digital Data Available
- Digital Data Available
- Unmapped

NFHL

- LOMRs
- Effective

River Mile Markers

-

Cross-Sections

-

Coastal Transects

-

Base Flood Elevations

-

Profile Baselines

-

Transect Baselines

-

Limit of Moderate Wave Action

-

Political Jurisdictions

-

Levees

-

General Structures

2722
= Regal Way

300ft

-84.242 33.869 Degrees