



Planning and Zoning
 1975 Lakeside Parkway, Suite 350
 Tucker, GA 30084
 Phone: 678-597-9040
 Website: www.tuckerga.gov

Land Use Petition Application

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

APPLICANT INFORMATION		
Applicant is the: <input type="checkbox"/> Property Owner <input type="checkbox"/> Owner's Agent <input checked="" type="checkbox"/> Contract Purchaser		
Name: Albert's House Five, LLC		
Address: 4525 Candler Lake East		
City: Brookhaven	State: GA	Zip: 30319
Contact Name: Duc (Jeremy) Le		
Phone: 678.428.1061	Email: jeremy@albertshouseinc.com	
OWNER INFORMATION		
Name: Allegret, Cline, Hicks Joint Venture		
Address: 1030 Lake Haynes Dr NE		
City: Conyers	State: GA	Zip: 30012
Contact Name: Jon Cline		
Phone:	Email:	
PROPERTY INFORMATION		
Property Address: 4372 Lawrenceville Highway		
Present Zoning District(s): DT-1	Requested Zoning District(s): DT-1	
Present Land Use Category: Downtown	Requested Land Use Category: Downtown	
Land District: 18	Land Lot(s): 225	Acreage: 0.85
Proposed Development: Personal Care Home for 6 individuals		
Concurrent Variance(s): NA		
RESIDENTIAL DEVELOPMENT		
No. of Lots/Dwelling Units: 1	Dwelling Unit Size (Sq. Ft.): 2500	Density: NA
NON-RESIDENTIAL DEVELOPMENT		
No. of Buildings/Lots:	Total Building Sq. Ft.:	Density:

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LAND USE PETITION APPLICATION - REVISED OCTOBER 24, 2022

SLUP-24-0001

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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.

[Handwritten Signature]

Signature of Applicant

11/10/23

Date

Duc Le, CEO

Type or Print Name and Title

[Handwritten Signature]

Signature of Notary Public

11/10/23

Date



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01/03/2024

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), Modification (M) & Concurrent Variance (CV) in request of the items indicated below.

I, Allegret, Cline, Hicks Joint Venture, authorize, Albert's House Five, LLC,
(Property Owner) (Applicant)

to file for SLUP, at 4372 Lawrenceville Highway, Tucker, GA 30084
(RZ, CA, SLUP, M, CV) (Address)

on this date November, 27, 2023
(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.

Jon W Cline 11/10/23
Signature of Property Owner Date

Jon W Cline Partner
Type or Print Name and Title

Ronda Faithe Depkin 11/10/23
Signature of Notary Public Date



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01/03/2024

LAND USE PETITION APPLICATION - REVISED OCTOBER 24, 2022

PLANNING & ZONING
SLUP-24-0001 DEPARTMENT

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.

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Name (print) Duc Le

Signature:  **01/03/2024** Date: 12/12/2023

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.

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

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Name (print) Jon W. Cline

Signature: *Jon W. Cline* **01/03/2024** Date: 12/14/23

ANALYSIS OF STANDARDS/CRITERIA

SLUP-24-0001

ZONING MAP AMENDMENT CRITERIA

Section 46-1560 of the City of Tucker Zoning Ordinance lists standards and factors that are found to be relevant to the exercise of the city's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

COMPREHENSIVE PLAN MAP AMENDMENT CRITERIA

Section Sec. 46-1559 of the 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 shall govern the review of all proposed amendments to the comprehensive plan map. The applicant shall write a detailed written analysis of each standard and factor as it relates to their proposed project.

SPECIAL LAND USE PERMIT CRITERIA

Section 46-1594 and 46-1595 of the City of Tucker Zoning Ordinance lists specific criteria that shall be considered by the planning and zoning 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. The applicant shall write a detailed written analysis of criteria as it relates to their proposed project.

CONCURRENT VARIANCE CRITERIA

Section 46-1633 of the City of Tucker Zoning Ordinance lists specific criteria the board shall use in determining whether or not to grant a variance. The applicant shall provide a written analysis of how the request complies with this criteria, if they are requesting a concurrent variance. SLUP-24-0001

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ENVIRONMENTAL SITE ANALYSIS FORM

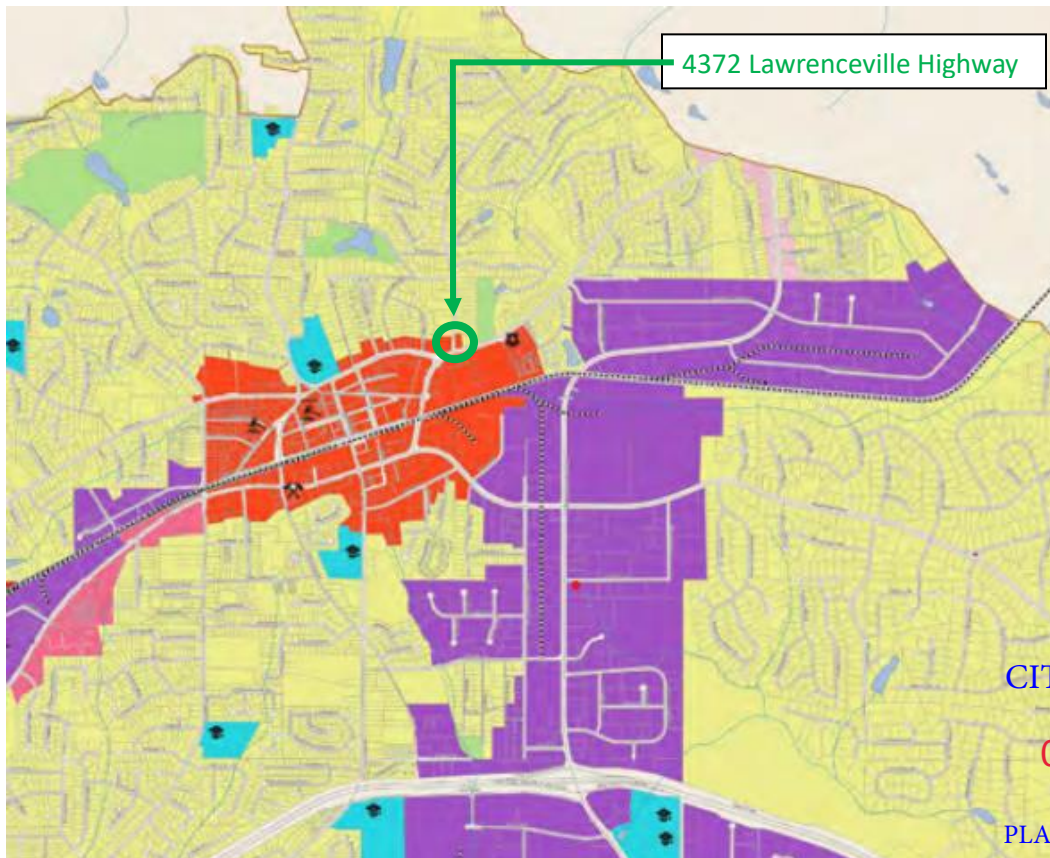
Analyze the impact of the proposed rezoning and provide a written point-by-point response to Points 1 through 3:

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.

The Applicant proposes to renovate an existing home into a personal care home for up to six (6) people. The Subject Property is at the intersection of Lawrenceville Highway and Old Norcross Rd. No trees or other environmental assets will be affected by the renovation. Adjacent properties along Lawrenceville Highway are residential. Other surrounding properties are commercial in nature.

The proposed project conforms to the Comprehensive Plan. The Subject Property has a future land use of Downtown, which is meant to include housing options walkable to downtown and increase density. The Subject Property is zoned Residential, and the proposed use is no change to the zoning. The proposed project seeks to allow for a special kind of residential use that allows elderly citizens to seek care in a home environment. The Subject Property’s future land use designation is circled in green on the map below.



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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

None Present

b. Floodplain

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

None Present

c. Streams/stream buffers

- Field observation and verification

None Present

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

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

None Present

e. Vegetation

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

None Present

f. Wildlife Species (including fish)

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

None Present

g. Archeological/Historical Sites

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

None Present

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ENVIRONMENTAL SITE ANALYSIS 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.

There are no records shown of existing flood plains or streams that would impact the requested use of the project site.

b. Protection of water quality

The proposed use will not impact water quality.

c. Minimization of negative impacts on existing infrastructure

The proposed use will have minimal impact on existing infrastructure.

d. Minimization on archeological/historically significant areas

There are no records of any significant areas of historic value found on the property.

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.

There is no evidence of negative impacts as described above. There are no adverse conditions to the site that will be caused by the proposed use. All waste, water, and fire needs will be subject to City/County requirements for home-based occupation.

f. Creation and preservation of green space and open space.

No open space or green space will be impacted by the requested use.

g. Protection of citizens from the negative impacts of noise and lighting

The proposed use will not create additional light or noise. The use is to remain residential.

h. Protection of parks and recreational green space.

The proposed use will have no impact on recreational use or parks.

i. Minimization of impacts to wildlife habitats

There is no impact to wildlife habitats.

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December 18, 2023

City of Tucker
City Hall
1975 Lakeside Parkway
Suite 350A
Tucker, GA 30084

RE: LETTER OF INTENT

Albert’s House Five, LLC (the “Applicant”) is requesting a special land use permit for an assisted living home for up to six (6) people within the DT-1 zoning district on 0.85 +/- acres of land. The subject property is located at 4372 Lawrenceville Highway, Tucker, Ga. The Subject Property has been used as a residential dwelling and business office. The Applicant is not seeking to change zoning or impact the future use of the site. The Applicant’s desire to increase the number of residents within the dwelling are in line with the Downtown district agenda of increasing density. The residence is located along the proposed trail routes and near the Tucker Nature Preserve – providing accessible pathways for elderly residents.

Review of Sec.46-1594 – Special Land Use Permit Criteria

The following criteria shall be considered by the Planning and Zoning 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 IV of this chapter:

1. 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;

The proposed request is adequate given the building size will not be increased and the renovations for the property will be mostly interior with improvements to the front porch. There is no evidence of increased infrastructure needs.

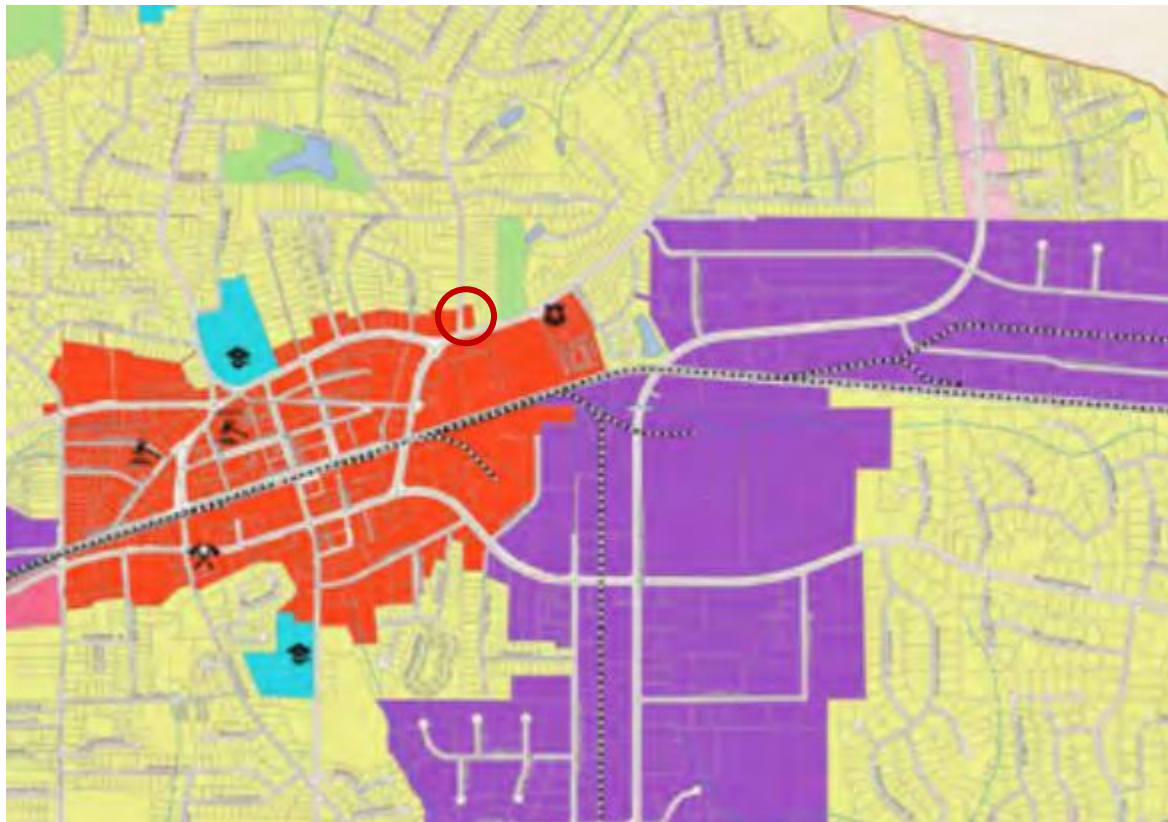
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678.319.0091

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

The proposed use is compatible with the City of Tucker's future planning given that the existing zoning (Downtown) would remain the same (See image of Future Land Use Map below), and the use would better align with the Comprehensive Plan. Recognizing the city's goal within the Comprehensive Plan to foster a vibrant and inclusive community, a personal care home aligns with the objective of providing a diverse range of housing options to support a variety of residents. By introducing a personal care home to the downtown landscape, we contribute to the city's commitment to inclusivity, as it caters to the specific needs of individuals requiring specialized care and housing. This endeavor not only enhances the overall housing options available but also promotes a more compassionate and comprehensive community that reflects the city's dedication to meeting the diverse needs of its residents.



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

The Subject Property already has access to the public services and facilities needed for the proposed use.

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4. Adequacy of the public street on which the use is proposed to be located and whether or not there is insufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area;

The proposed use will not significantly impact internal traffic on Lawrenceville Highway. The existing Driveway shall include adequate parking spaces for any regular function for a single family dwelling. See the attached trip generation report for more details.

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

The trip generation report indicates the proposed use will generate minimal traffic. Only passenger vehicles, similar to those the surrounding property owners drive, will travel to and from the home.

6. 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;

There is adequate ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon. The proposal does not change or revise existing ingress/egress.

7. 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;

There are no impacts to adjoining land by the proposed use.

8. 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;

All services are conducted inside of the residence and will not impact the adjacent properties with use of a personal care home.

9. 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;

All services are conducted inside of the residence. There is no impact to adjacent properties. The staff and support personnel will enter and leave the property twice a day, parking in the proposed paved area on site. They would only enter and exit from the curb cut on Old Norcross (not Lawrenceville Highway).

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10. 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 proposed use is consistent with zoning requirements and seeks to comply with future use of DT-1.

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

The proposed use aligns with the existing zoning and the City’s Comprehensive Plan because it preserves the character of the community by keeping the property residential in use and scale, providing increased housing options, and proactively increasing density in the Downtown district.

12. 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;

The proposed use is the same as the existing use – no buffer impact.

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

Regular trash services are currently provided for the community and property.

14. 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 for the function and operation of a personal care home to remain uninterrupted.

15. 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;

There is no proposed increase in the size of the building or lot.

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

There are no records or indications of any historic, archaeological resources found on the property or near adjacent lots.

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17. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit;

The proposed personal care home complies with the city's ordinance as currently zoned. The Applicant has all licenses and/or permits required by the State of Georgia to operate. The Applicant will display its state-issued licenses and/or permits in plain view, visible from the front doorway of the facility. However, the Applicant will not display signage in violation of Chapter 34 of the City of Tucker Code of Ordinances. The Applicant shall provide at least four (4) parking spaces on the Subject Property. The driveway alone is spacious enough to provide the parking required. The Applicant will not begin business within one-thousand (1,000) feet of another personal care home. The Applicant acknowledges and will comply with Special Regulations including Sec. 46-1185 that requires the submission of two complete architectural plans prior to Building Permit issuance.

18. 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 height of the dwelling will not be increased with renovations.

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

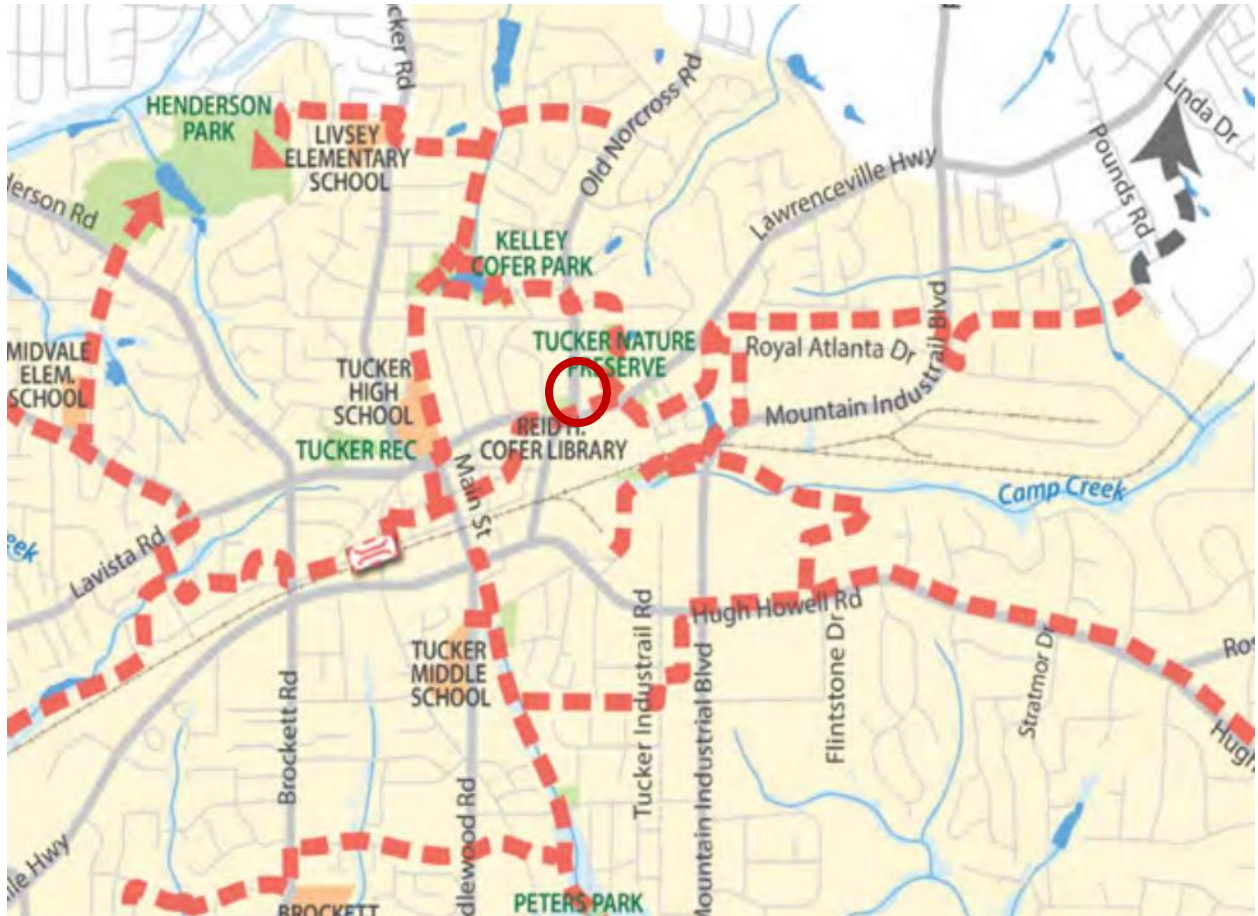
Home-based business and services are allowed within residential zoned dwellings and a personal care home would not create a disproportionate proliferation of services.

20. Whether the proposed use would be consistent with the needs of the neighborhood or the community's a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan;

The proposed use is consistent with the needs of the neighborhood and the community as whole, aligning with the zoning in the future use plan. Providing personal care home services for the City of Tucker and the county meets the demands of the aging population and allows seniors to remain in their local community. Further, the site is located along the proposed trail route (see image below) in the 2023 Comprehensive Plan Report Update, and improvements to the dwelling, site, and landscape will prove a betterment for the community using the future trails.

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LEGAL DESCRIPTION

Land Lot 225 of Land District 18 within the land use category of Downtown zoned as DT-1 is 0.86 acres at the Northeast corner of Old Norcross Rd and Lawrenceville Highway in tucker, GA. The property extents and bounds are identified in land survey conducted by SCI Development Services, enclosed herein.



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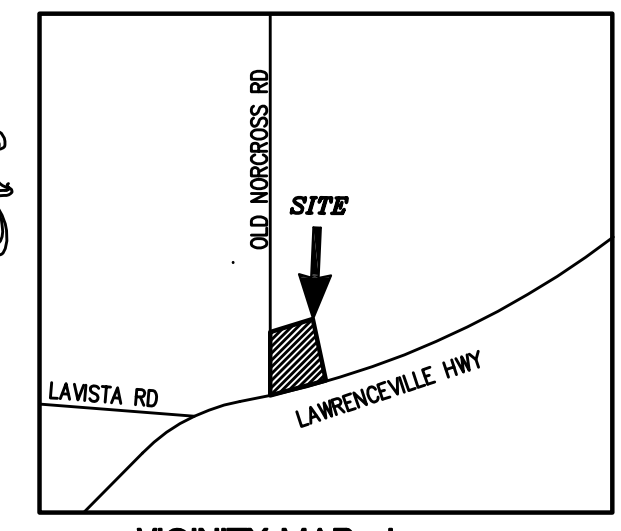
Existing Site Conditions



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- LEGEND**
- RBF REBAR FOUND (1/2" REBAR)
 - CRS CAPPED REBAR SET (1/2" REBAR)
 - OTF OPEN TOP FOUND
 - CTF CRIMP TOP FOUND
 - JUNCTION BOX
 - LAND LOT LINE
 - LIGHT POLE
 - MANHOLE
 - PROPERTY LINE
 - BL BUILDING LINE
 - C.L.F CHAIN LINK FENCE
 - C/O SEWER CLEAN OUT
 - DE DRAINAGE EASEMENT
 - DI DROP INLET
 - RBF REBAR FOUND
 - R/W RIGHT-OF-WAY
 - SE SANITARY SEWER EASEMENT
 - CRZ CRITICAL ROOT ZONE
 - UE UTILITY EASEMENT
 - FH FIRE HYDRANT
 - SW SINGLE WING CATCHBASIN
 - DWB DOUBLE WING CATCHBASIN
 - WV WATER VALVE
 - GV GAS VALVE
 - HW HEADWALL
- BASE BEARING ON
GA. GRID WEST



VICINITY MAP nts

GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 227,456 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000.2 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

TOPOGRAPHY SHOWN WAS TAKEN FROM DEKALB COUNTY GIS

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13089C007L DATED 8/15/19.

ZONING: DT-1

DOWNTOWN NEIGHBORHOOD
MIN. LOT AREA: 5,000 SF
MIN LOT FRONTAGE: 50'

SETBACKS:

FRONT-SETBACK AVERAGE
SIDE-5 FEET
REAR-20 FEET

MAXIMUM COVERAGE: 30%

EXISTING LOT COVERAGE:

HOUSE-2,288 SF
FRONT PORCH/STEPS-203 SF
REAR PORCHS/STEPS-217 SF
PATIOS-312 SF
DRIVE CUT-256 SF
ASHPALT-642 SF
GRAVEL DRIVE-2214 SF
TOTAL-6,132 SF

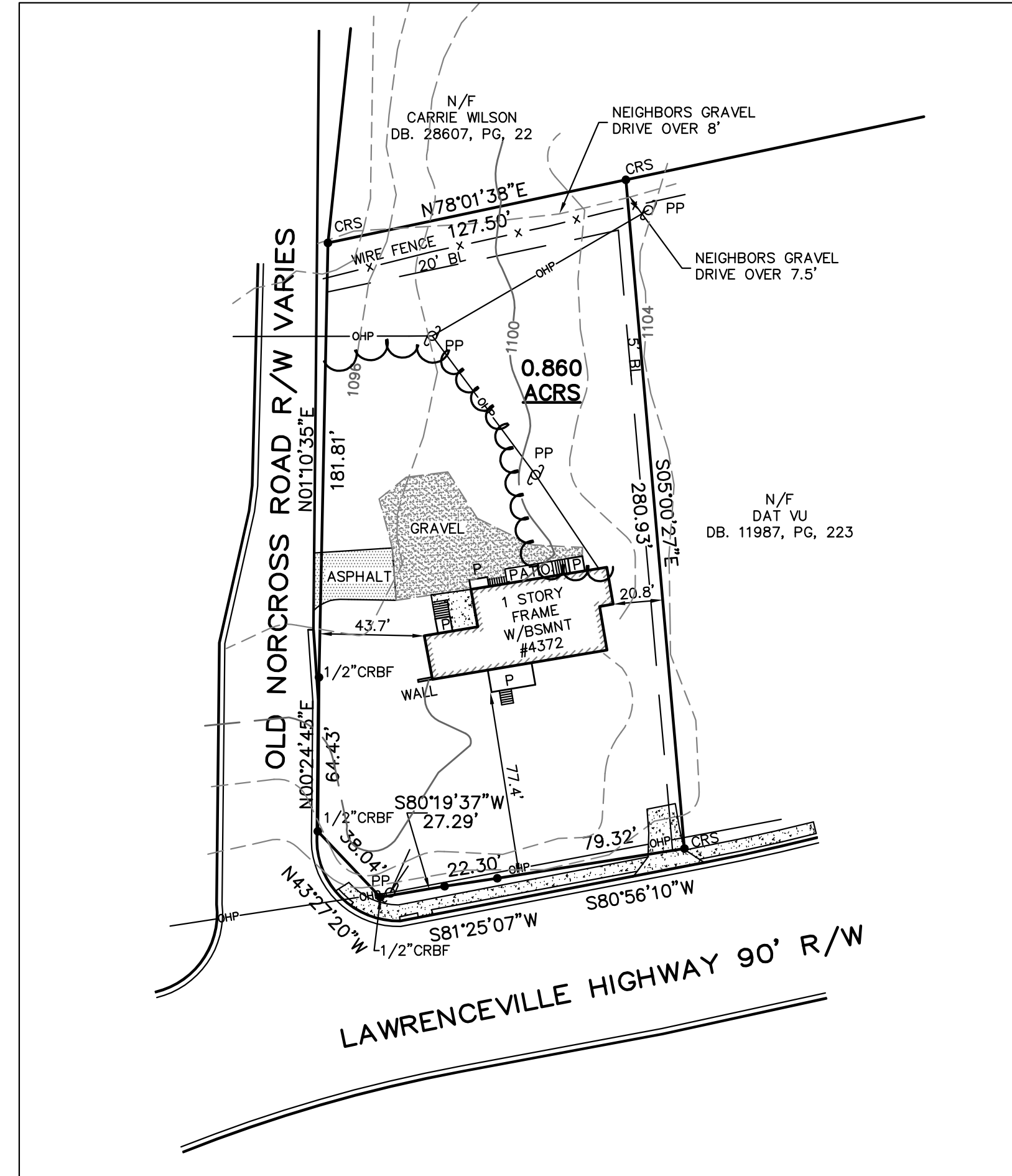
6,132/38774=15.81%

PROPOSED LOT COVERAGE:

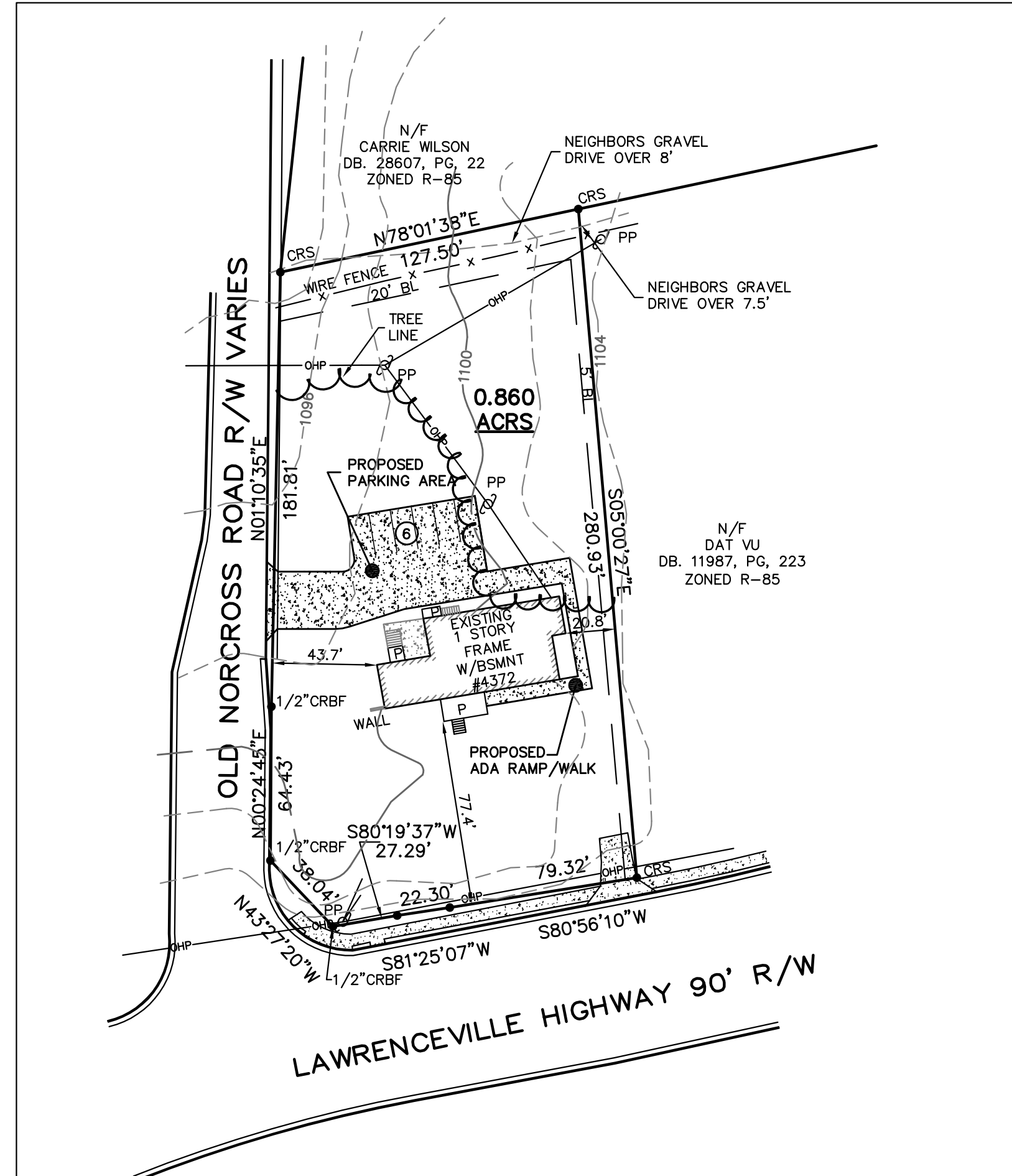
HOUSE-2,288 SF
FRONT PORCH/STEPS-203 SF
REAR PORCHS/STEPS-135 SF
PATIOS-189 SF
DRIVE CUT-256 SF
PROPOSED WALK-815 SF
PROPOSED DRIVE-3166 SF
TOTAL-7,052 SF

7052/38774=18.18%

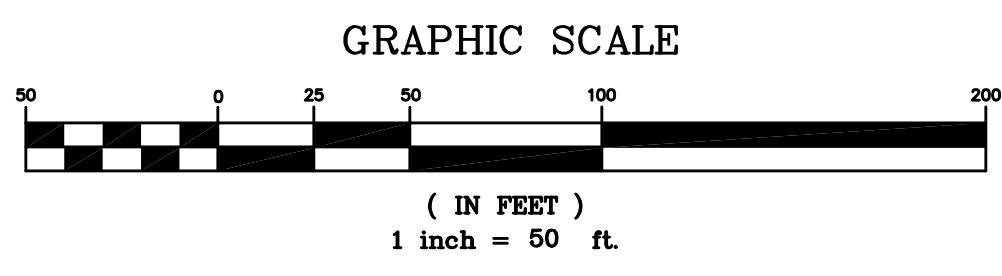
ADDITION OF 920 SF IMPERVIOUS



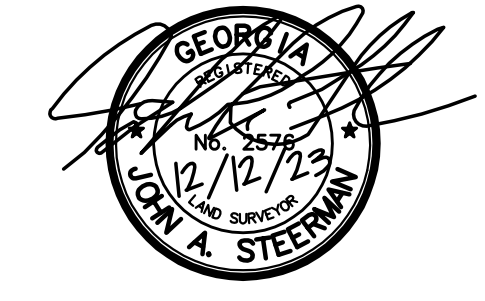
EXISTING CONDITIONS



PROPOSED SITE PLAN



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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 LAW.

REVISIONS	
1.	
2.	
3.	
4.	
5.	

SCI Development Services
ENGINEERS - SURVEYORS - PLANNERS
2020 WESTSIDE COURT - SUITE E - SNELLVILLE, GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

SPECIAL LAND USE PERMIT
ALBERTS HOUSE FIVE, LLC
4972 LAWRENCEVILLE HIGHWAY
LAND LOT 225 18th DISTRICT
CITY OF TUCKER
DEKALB COUNTY, GEORGIA REC. IN DB. 24814, PG. 287

DATE	DRAWN	CHECKED
12/5/23	DCP	JAS

SCALE 1"=50'
SHEET TITLE
SLUP APPLICATION

PROJECT NUMBER
56248



Structural Engineer:
MEP Engineer:
Civil Engineer:
Seal: _____

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CLIENT
ALBERT'S HOUSE
4372 LAWRENCEVILLE HWY, TUCKER, GA 30084

Revisions

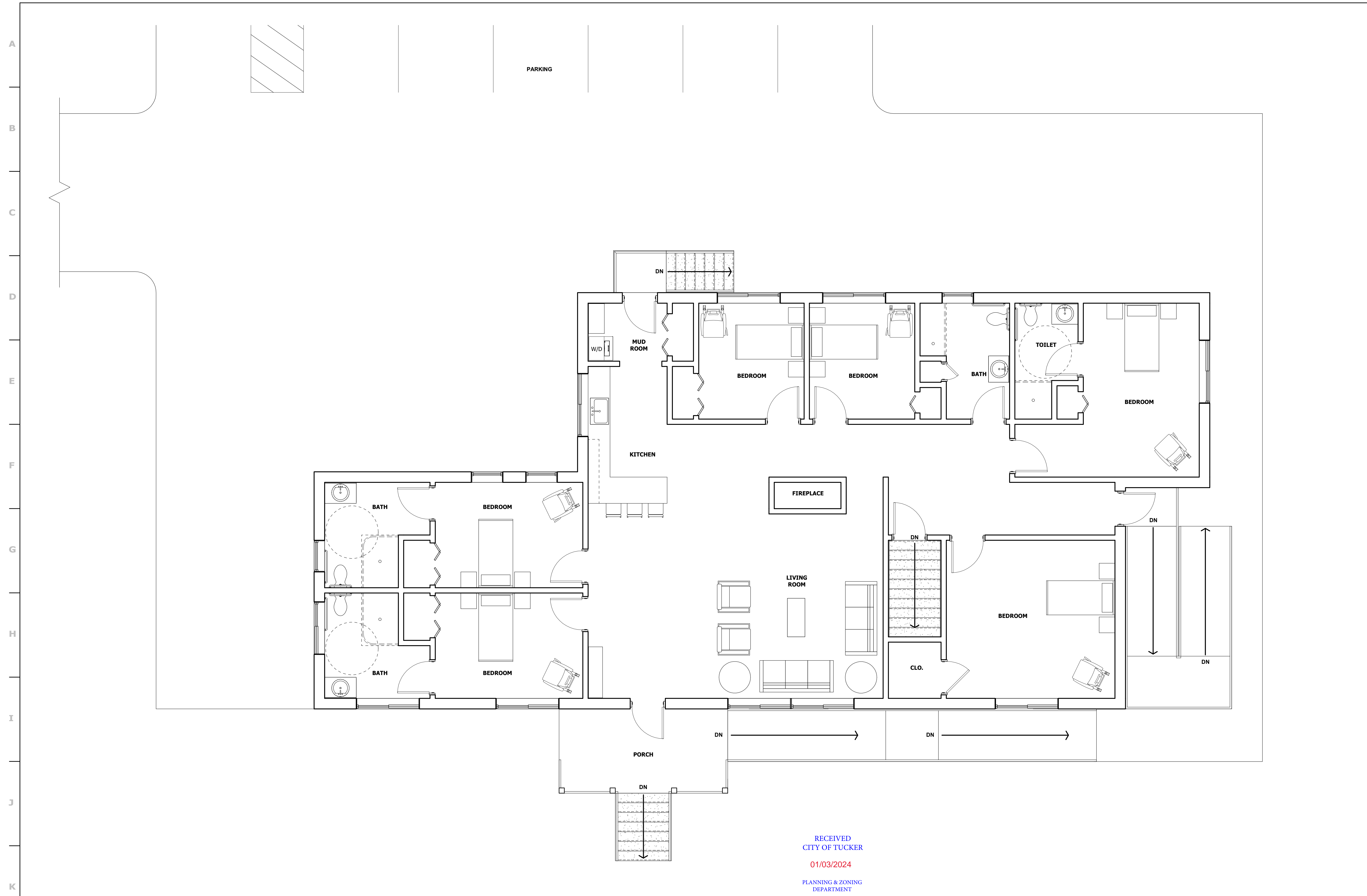
No.	Issue	Date

Sheet Information

Date	
Job Number	23136.00
Scale	AS INDICATED
Drawn	Author
Checked	Checker
Approved	Approver

Title:
FLOOR PLAN - LAYOUT

Sheet:
A101



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K1 1st FLOOR PLAN - PROPOSED

A101	1/4" = 1'-0"	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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Print Stamp: 12/15/2023 1:31:01 PM

Structural Engineer:

MEP Engineer:

Civil Engineer:

Seal: _____

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Revisions

No.	Issue	Date

Sheet Information

Date	
Job Number	23136.00
Scale	AS INDICATED
Drawn	Author
Checked	Checker
Approved	Approver

Title:
SITE PLAN

Sheet:
AS001



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A
B
C
D
E
F
G
H
I
J
K

1 PROPOSED RENDERED SITE PLAN

AS001	NOT TO SCALE	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
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Septic Tank Sizing Requirements

To: Jeremy Le
Subject: RE: RE: 4372 Lawrenceville Highway

----- Forwarded message -----
From: "Gaines, Alan" <Alan.Gaines@dph.ga.gov>
Date: Wednesday, October 18 2023 at 11:48 AM EDT
Subject: RE: 4372 Lawrenceville Highway
To: Jeremy Le <jeremy@albertshouseinc.com>

Hi,

I have done some calculations regarding the size of septic system required for a personal care home. This is based on the Level III soil analysis submitted to this office.

Here are my findings.

- 6 beds 2000-gallon septic tank with 325 feet of field lines.
- 8 beds 2000- & 1000-gallon septic tanks in series with 450 feet of field lines.
- 12 beds 2000- & 1000-gallon septic tanks in series with 620 feet of field lines.

An engineered site plan would be required to consider these options. I have attached a check list.

Alan Gaines
Environmental Health Deputy Director
DeKalb County Board of Health
445 Winn Way Box 987
Suite 320
Decatur, GA 30031
O. 494-508-7934
C. 678-283-0173

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Memorandum

To: Stegenga + PARTNERS
 From: Abdul Amer, PE
 Date: November 27th, 2023
 Subject: Trip Generation Memorandum for proposed Personal Care Home at 4372 Lawrenceville Highway in Tucker, Georgia | A&R 23-214

The purpose of this memorandum is to estimate the trip generation that will result from the proposed personal care home that will be located at 4372 Lawrenceville Highway in Tucker, Georgia. The personal care home will provide assisted living for up to 6 residents. The location of the proposed site is shown below.



METHODOLOGY

Trip generation estimates for the project were based on the rates and equations published in the 11th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. This reference contains traffic volume count data collected at similar facilities nationwide. The trip generation referenced is based on the ITE land use category 254 – Assisted Living.

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Land Use: 254 – Assisted Living: An assisted living complex is a residential setting that provides either routine general protective oversight or assistance with activities necessary for independent living to persons with mental or physical limitations. The typical resident has difficulty managing in an independent living arrangement but does not require nursing home care. Its centralized services typically include dining, housekeeping, social and physical activities, medication administration, and communal transportation.

The complex commonly provides separate living quarters for each resident. Alzheimer’s and ALS care are commonly offered at an assisted living facility. Living quarters for these patients may be located separately from the other residents. Assisted care commonly bridges the gap between independent living and a nursing home. In some areas of the country, an assisted living residence may be called personal care, residential care, or domiciliary care. Staff may be available at an assisted care facility 24 hours a day, but skilled medical care—which is limited in nature—is not required.

TRIP GENERATION

The results of the site-generated traffic analysis for the proposed development are shown in Table 1 below.

TABLE 1 – TRIP GENERATION								
Land Use	Size	AM Peak Hour			PM Peak Hour			24-Hour
		Enter	Exit	Total	Enter	Exit	Total	Total
ITE 254 – Assisted Living	6 Beds/Residents	1	0	1	1	0	1	16

Based on trip generation rates published in the Institute of Transportation Engineers Trip Generation Manual, 11th edition, the proposed personal care home will generate approximately 1 new external trip in the AM peak hour, 1 new external trip in the PM peak hour, and 16 new external two-way trips (8 entering/8 exiting) in a 24-hour duration.

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LAND USE PETITION CALENDAR

*Application Deadline	Planning Commission	M&CC 1st Read	M&CC 2nd Read
8/28/2023	10/19/2023	11/13/2023	12/11/2023
9/25/2023	11/16/2023	12/11/2023	TBD
10/23/2023	12/14/2023	TBD	TBD
11/27/2023	TBD	TBD	TBD

The application deadlines have been adjusted to accommodate HB 1405.

*Incomplete applications will not be accepted.

PUBLIC PARTICIPATION PLAN AND REPORT

See separate document.

PUBLIC NOTICE REQUIREMENTS

Sec. 46-1526 details the public notice requirements for land use petitions, which include public notice sign(s), advertisement in The Champion newspaper, and written notice to everyone within 500’.

- The applicant is responsible for posting the public notice sign(s). City of Tucker Staff will order the signs(s) and provide the required timeframe for posting.
- The City of Tucker is responsible for placing the legal ad in The Champion newspaper
- The City of Tucker is responsible for mailing the written notification to surrounding property owners.

PROPERTY COMPLIANCE

All Occupational Tax payments must be paid in-full and any and all outstanding code violations on the property must be rectified prior to the public hearing.

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City of Tucker

Public Participation Plan Report

Project Name:

Albert's House: 4372 Lawrenceville Highway, Tucker, GA

Contact Name: Josh Crews

Meeting Date: Nov 22, 2023

Meeting Location: 4372 Lawrenceville Highway, Tucker, GA

Meeting Start Time: 9:00

Meeting End Time: 9:30

Number of people in attendance: 2

Date of Filing of Land Use Petition Application: Nov 27, 2023

General Introduction: please include information about who you reached out to for the meeting, communication outreach methods (letters, facebook, emails, etc), what you were proposing at the time of the neighborhood meeting, the meeting format (ppt, q&a, display boards, etc), and who attended the meeting on behalf of the applicant (engineers, attorney, developer, property owner, etc). Additional information that you feel is important to include is welcomed.

Summary of concerns and issues raised at the meeting: (please list and respond to each one individually; include as many items that were discussed).

1. List question/concern/comment/request for changes to the proposed plans

Applicant Response: None received

2. List question/concern/comment/request for changes to the proposed plans

Applicant Response: None Received

The following must be submitted at time of application submittal:

- Copy of the letter that was mailed to neighbors
- Copy of address list for mailing

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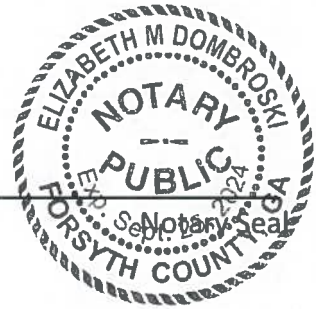
- o Meeting sign-in sheet
- o Meeting minutes
- o Copy of the plan that was presented at the neighborhood meeting

I, the undersigned, as the applicant or an authorized representative of the applicant do solemnly swear and attest that the information provided is true and accurate. I have included a complete record of the neighborhood meeting, as well as an honest response regarding the intentions for development.

 11/27/2023
Signature of Applicant or Authorized Representative Date

JOSHUA CREWS 11/27/2023
Type or Print Name of Applicant or Authorized Representative Date

 11/27/23
Signature of Notary Date



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Nov 7, 2023

Dear Neighbors of 4372 Lawrenceville Highway,

Albert's House Five, LLC is interested in developing a personal care home for seniors. This request requires a SLUP because it is a residential area.

We provide an alternative option for full-service elder care.

Designed with a focus on meeting the specific needs of individuals with dementia and/or high levels of care, our homes are self-sustaining units in private, residential settings. Our comprehensive holistic approach to individual care is a mindful shift from the one-size-fits-all model.

The first step in the process is to hold a Public Participation (neighborhood) meeting with the community to discuss our proposal with you and receive feedback. This meeting is required before we can submit our application for a

SLUP to the city. You are receiving this letter as you own property within 500' of our project. We hope you will be able to meet with us at the following time:

Meeting Time/Date: November 22, 2023 at 9:00AM – 9:30AM

Meeting Location: 4372 Lawrenceville Highway, Tucker, GA

We've included a site plan of our current proposal which we look forward to discussing with you and getting feedback on Nov 22. If you are unable to attend or wish to reach out beforehand, we can be reached at jdc@snp-studio.com or 678.319.0091.

A flyer outlining the land use petition process in the city of Tucker is also included. Questions relating to city matters can be addressed to info@tuckerga.gov.

Sincerely,

Albert's House Five, LLC c/o Stegenga + PARTNERS, PC

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Stegenga + PARTNERS

Architecture

Interior Design

ALBERTS HOUSE MAILING LIST

Applebee's Grill and Bar
4353 Lawrenceville Highway
Tucker, GA 30084

Verizon
4373 Lawrenceville Highway
Tucker, GA 30084

Tucker-Reid H. Cofer Library
DeKalb County Public Library
5234 Lavista Road
Tucker, GA 30084

Current Resident
2472 Old Norcross Road
Tucker, GA 30084

Current Resident
2492 Old Norcross Road
Tucker, GA 30084

Current Resident
2493 Old Norcross Road
Tucker, GA 30084

Current Resident
2485 Old Norcross Road
Tucker, GA 30084

Stegenga + PARTNERS
950 North Point Pkwy.
Suite 250
Alpharetta, GA 30005
Studio: 678.319.0091
snp-studio.com

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Stegenga + PARTNERS

Architecture

Interior Design

Current Resident

2479 Old Norcross Road

Tucker, GA 30084

Current Resident

2473 Old Norcross Road

Tucker, GA 30084

Current Resident

4380 Lawrenceville Highway

Tucker, GA 30084

Current Resident

4388 Lawrenceville Highway

Tucker, GA 30084

Current Resident

4396 Lawrenceville Highway

Tucker, GA 30084

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November 22, 2023

SIGN IN SHEET

Name	Address	Contact Info
Joshua Crews	260 North Point Pkwy, Alpharetta, GA	jdc@snp-studio.com
Heather Fellows	260 North Point Pkwy, Alpharetta, GA	hbf@snp-studio.com

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