



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Planning Commission Hearing Date: January 8, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-18-1235296 **Agenda #:** N. 6

Location/Address: 5393 Rockmoor Drive **Commission District:** 5 **Super District:** 7

Parcel ID(s): 16 035 01 033

Request: A Special Land Use Permit to allow a group personal care home of four residents on a property zoned R-100 (Residential Medium Lot - 100) in the Hidden Hills Overlay District – Residential Area, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.

Property Owner(s): Marjorie Ledgister

Applicant/Agent: Marjorie Ledgister

Acreage: .35 acres

Existing Land Use: Single-family residential

Surrounding Properties: Single-family residential

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 **Northeast:** R-100
Northwest: R-100 **Southeast:** R-100 **Southwest:** R-100

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent**

Proposed Density: Not applicable – no new units proposed	Existing Density: 2.85 units/acre
Proposed Units: Not applicable – no new units proposed	Existing Units: 1
Proposed Lot Coverage: Not applicable – no change in lot coverage proposed	Existing Lot Coverage: (Estimated) 35%

SITE AND PROJECT ANALYSIS

The subject property is a 15,476-square foot lot on Rockmoor Drive, a local street. The one-story house currently on the property was constructed in 1975. Applicant Marjorie Ledgister is licensed to operate a family personal care home of up to three persons, the All Starr Personal Care Home. A floor plan submitted by Ms. Ledgister indicates that the house has three bedrooms and two bathrooms. Parking for up to six passenger vehicles is provided in the driveway.

Ms. Ledgister has requested a Special Land Use Permit to expand the All Starr Personal Care Home to four residents. She proposes to use the largest of the three bedrooms, which measures 250 square feet, for two residents; the other 152 square foot and 147 square foot bedrooms would continue to accommodate one resident each.

The subject property is located approximately 845 feet east of Panola Road, a four-lane major arterial with a high level of carrying capacity. The property is located on the northern edge of an R-100 single-family residential neighborhood; other nearby properties are zoned R-75 (Residential Medium Lot – 75), and the property is approximately one-third of a mile southwest of the Panola Road – Redan Road commercial node.

The Georgia Department of Community Health database indicates that there are 35 active personal care homes in Commission District 5. The subject property is more than the minimum required 1,000-foot distance from the nearest group personal care home.

LAND USE AND ZONING ANALYSIS

Section 27-873 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- 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 property has adequate area to provide privacy and open space for a group personal care home. It meets the requirements for yard setbacks, open space, and off-street parking.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The group personal care home will function as a residence, and as such, will be compatible with adjoining and nearby residences.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** An increase of one resident client is not expected to increase demands on services and utilities to a level that would render them inadequate.
- 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 proposed use, so as not to unduly increase traffic or create congestion in the area:** Addition of one resident client is not expected to increase traffic to levels that would cause congestion in the area. The property is approximately 845 feet east of Panola Road, a four-lane major arterial with a high level of carrying capacity.
- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** Trips to and from the subject property are not expected to noticeably increase, and access routes to the site are adequate to accommodate the low level of traffic that would be generated by the personal care home, even after increasing the number of resident client up to four persons.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** The driveway provides satisfactory access for emergency vehicles. The front and back doors provide satisfactory ingress and egress in the event of fire or other emergency. Rockmoor Drive and most of the streets in the surrounding neighborhood were built without sidewalks; however, the streets appear to carry such low levels of traffic that pedestrians can safely enter or exit the subject property and resident clients can walk safely through the neighborhood.

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** One additional client resident is not expected to cause the personal care home to have adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.
- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The hours of operation will continue to be the same as those of a typical residence and are not expected to adversely impact adjoining properties.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** Addition of one additional resident client is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** The existing personal care home complies with the applicable requirements of the R-100/Hidden Hills Overlay District, and would continue to do so after addition of an additional resident client.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposed group personal care home is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7) The size, scale, and appearance of the existing single-family home will be maintained; thus, the proposed use is compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density."
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Because no buffers or transitional buffers are required, this consideration is not applicable.
- M. Whether or not there is adequate provision of refuse and service areas:** There is adequate provision of refuse and service areas, and expansion of the home by one person will not necessitate any changes.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** There appears to be no reason to limit the duration of the requested special land use permit.
- 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:** Because no changes are proposed to the size, scale, or massing of the home, this consideration is not applicable.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** No historic buildings, sites, districts, or archaeological resources are located on the property or in the surrounding area.
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The home currently satisfies the supplemental regulations, and Ms. Denson is aware of all requirements regarding conversion of the existing family personal care home to a group personal care home.
- R. Whether or not the proposed building, as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:** Because no changes are proposed to the height of the home, this consideration is not applicable.

- S. **Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** Addition of one resident client to the existing personal care home would be consistent with the needs of the neighborhood and of the community as a whole, would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

Compliance with R-100 District Standards:*

R-100 STANDARD		REQUIRED/ALLOWED	PROVIDED	COMPLIANCE
LOT WIDTH		Min. 100 feet	99.73 feet	Sufficient to meet intent of min. lot width regulation
LOT AREA		Min. 14,000 sq. ft.	15,476 sq. ft.	Yes
YARD SETBACKS	FRONT	Min. 35 feet	52.5 feet	Yes
	CORNER LOT SIDE	Not applicable; subject property is an interior lot.	Not applicable.	Not applicable.
	INTERIOR SIDE	Min. 10 feet	10 feet	Yes
	REAR	Min. 40 feet	78 feet	Yes
FLOOR AREA OF D.U.		Min. 2,000 sq. ft .	1,544 sq. ft. (property appraisal) 1,719 (applicant's floor plan)	Floor area of dwelling unit is legally non-conforming.**
PARKING		See Supplemental Regulations, below	Up to six spaces in 52.5-foot driveway	
LOT COVERAGE		Max. 35%	(Estimated) 35%	Yes
QUALITY OF LIFE METRICS				
OPEN SPACE		Not applicable – no new development is proposed.	Not applicable.	Not applicable.
LINEAR FT. OF NEW SIDEWALK AND/OR TRAILS		Not applicable – no new development is proposed.	Not applicable.	Not applicable.

*The Hidden Hills Overlay District regulations state that properties in the Residential Area shall be subject to the requirements and regulations of the applicable underlying zoning district classification.

** The house was constructed in 1975. The 1971 Zoning Ordinance established minimum house size in the R-100 district as 1,400 square feet.

Supplemental Regulations from Sec. 4.2.41. - Personal care homes and child caring institutions.

A. Personal care homes, general requirements.

- 1. Each personal care home must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.**

The existing personal care home for three persons is licensed by the State of Georgia, and applicant Marjorie Ledgister is aware that re-licensing is necessary to increase the number of residents in the home.

- 2. No personal care home may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.**

No exterior signage related to the operation of the existing personal care home is currently displayed, and Ms. Ledgister is aware of this regulation.

- 3. Personal care homes may apply for an FHA Accommodation Variance as provided for in Section 7.5.9 of this chapter.**

Staff has informed Ms. Ledgister of this option.

B. Personal care home, group (four (4) to six (6) persons).

- 1. Two (2) copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.**

Ms. Ledgister submitted an existing and proposed floor plan with the SLUP application. Staff has informed her of the necessity of submitting a professionally-prepared floor plan for the application for a Certificate of Occupancy and business license.

- 2. Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any applicable requirements in Article 6.**

The driveway on the property provides six parking spaces.

- 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 one thousand (1,000) feet of any other group personal care home. The one-thousand-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 (2) tracts of land on which the group personal care homes are located.**

Based on the Georgia Department of Community Health GAMap2Care facilities locator, no other group personal care home is located within 1,000 feet of the subject property.

STAFF RECOMMENDATION: APPROVAL WITH CONDITION.

The 2035 Comprehensive Plan recognizes the need for to provide specialized housing for adults in DeKalb County who require 24-hour watchful oversight, as stated in Housing Policy No. 7: "Increase the availability of special needs housing to meet the growing population." By increasing the capacity of the existing personal care home, albeit by one resident, the proposal implements this policy. Addition of one additional resident client is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use. Nor is the proposal expected to increase traffic to levels that would cause congestion in the area. The hours of operation will continue to be the same as those of a typical residence and are not expected to adversely impact adjoining properties. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following condition:

1. The Special Land Use Permit shall be issued to Marjorie Ledgister for operation of a group personal care home of no more than four (4) residents, and shall not be transferrable.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Site Plan and Floor Plans
5. Maps and Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
-  **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
-  **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

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DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER MMALEXANDER@DEKALBCOUNTYGA.GOV OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-19-1235296 Parcel I.D. #: 16-035-01-033

Address: 5373
Pockwood DL
57N. WYN. GA 30088

Adjacent Roadway (s):

(classification)

(classification)

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Field and plans reviewed. Area already establish.
Found nothing that would disrupt traffic flow.

Signature: [Handwritten Signature]

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/21/2018

N.5

SLUP-19-1242980 2018-3064 16-154-04-008

2478 ROCK CHAPEL RD, LITHONIA, GA 30058

Amendment

- Please review general comments.



N.6

SLUP-19-1235296 2018-3065 16-035-01-033

5393 ROCKMOOR DR, STN MTN, GA 30088

Amendment

- Please review general comments.

N.7

Z-19-1235291 2018-3066 15-140-04-011

Z-19-1235291 2018-3066 JREID Commission District 03 Super District 06

Amendment

- Please review general comments.

N.8

Z-19-1235311 2018-3067 15-040-01-003; 15-057-01-012

3012 RIVER RD, DECATUR, GA 30034

Amendment

- Please review general comments.



12/21/2018

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DEPARTMENT OF PLANNING & SUSTAINABILITY

RECEIVED
OCT 23 2018

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: BY: Application No.: SLUP-18-1235296

APPLICANT NAME: MARJORIE H LEDGISTER

Daytime Phone #: 770-778-8117 Fax #: 770 206-2264

Mailing Address: 5393 ROCKMOOR DRIVE, Stone Mountain
GA 30088 E-mail: MLedgister@comcast.net

OWNER NAME: MARJORIE LEDGISTER (if more than one owner, attach contact information for each owner)

Daytime Phone #: N/A Fax #: N/A

Mailing Address: N/A
N/A E-mail: N/A

SUBJECT PROPERTY ADDRESS OR LOCATION: 5393 ROCKMOOR DRIVE
Stone Mountain, GA 30088, DeKalb County, GA, 30088

District(s): 5716¹⁶ Land Lot(s): 35 Block(s): C Parcel(s): 16-035-01-033

Acreage or Square Feet: 1544 sqft Commission District(s): 5-7 Existing Zoning: R-100

Proposed Special Land Use (SLUP): PERSONAL CARE HOME - ALLSTAR PERSONAL CARE HOME

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: MARJORIE LEDGISTER 770-778-8117

Notary Signature and Seal:
[Signature]



PRE-SUBMITTAL COMMUNITY MEETING

On October 9TH, 2018, I mailed flyers to residents in surrounding neighborhood and Homeowners Association (see attachment 1 attached flyer). (See attachment 2) for the names and addresses of residents and the Hidden Hills Civic Group I mailed invitation for community Meeting on October 24, 2018.

The meeting was. Held on October 24, 2018 at 5393 Rockmoor Drive, Stone Mountain, Ga 30088 @ 7:00pm. Attached is the sign-in sheet, (Attachment 3).



ALLSTARR PERSONAL CARE HOME

1

NOTICE DATED: MONDAY, OCTOBER 8TH, 2018

PUBLIC NOTICE!

To

Request for a Special Land use permit

Filed by: Marjorie Ledgister/ All Starr Personal Care Home

*Located at: 5393 Rockmoor Drive
Stone Mountain, Ga. 30088*

Current use: Personal Care Home for 3 residents

Proposed use: Personal Care Home for up to 4 residents

Pre- Submittal Community Meeting at:

Location: 5393 Rock;moor Dr. Stone Mountain. Ga. 30088

Date: October 24th, 2018

Time: 7:00 PM to 8:00 PM

Contact Marjorie Ledgister 770-778-8117, email: mledgister@comcast.net

MEETING SIGN-IN SHEET

Project: INCREASE CAPACITY (3-4 Beds) Meeting Date: October 24, 2018
 Facilitator: MARJORIE LEDGISTER Location: 5393 ROCKMOOR DR

STONE MOUNTAIN, GA 30088

Name	Address	Phone	E-Mail
B. Johnson	5403 Rockmoor Ln	770 469 7140	bvjohnson1@att.net
S. Ann	5437 Picotum Dr	(404) 249-4172	phoinerina@yahoo.com
Percheline McAlmar	" "	678-642-8761	



ALLSTARR PERSONAL CARE HOME

LETTER OF APPLICATION

September 26th 2018

Marjorie Ledgister
All Starr Personal Care Home
5393 Rockmoor Drive
Stone Mountain, Ga. 30088

Re: Special Land Use Permit

I am applying for Special Land Use Permit to increase capacity for my licensed Personal Care Home named, All Starr Personal Care Home. The property is located at 5393 Rockmoor Drive, Stone Mountain, Ga 30088. There will be no structural changes to the property. The increase capacity will be provided by an additional bed placed in the largest bedroom which measures 14.2x17.6 feet. This is more than the 80 square feet per resident per bed, sufficient for two residents. Please see the proposed floor plan.

Sincerely,
Marjorie Ledgister
770-778-8117

Section 27-873- Detailed Analysis

Criteria: Sec. 27-873. Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners 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 Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:

A. Adequacy of the size of the site for 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;

1: Yes, there is adequate space available for the proposed increase in bed/ resident's capacity.

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

1: Yes, the All Starr Personal Care Home increase proposed will allow for use with adjacent properties and land uses in the area.

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

1: Yes, the public water and sewer services provided by Dekalb County Watershed Management. The electric services are provided by Georgia Power and Gas is provided by Scana Energy Natural Gas.

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;

1: Yes, All Starr Personal Care Home has provided ample parking on premise (garage and driveway) that will avoid increased traffic and congestion.

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

1: No, All Starr PCH existing land use will not create a difference in the character of the vehicle and will not generate increased traffic during resident drop off and pick up and servicing.

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

1. Yes, the ingress and egress of the subject land use allows for pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or any other emergency.

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;

1: No, the proposed land use will not adversely impact any adjoining land use by any of the reasons listed. All activities are done inside personal care 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;

1: No, the proposed use will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use. All activities end by 8:00pm.

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;

1: The proposed land use will not create adverse impacts upon any adjoining land use by reason of the manner of operation.

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

1. The proposed Personal Care home plan is consistent with all of the requirements of the zoning district classification.

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;

1. The proposed use is consistent with the policies of the Comprehensive Plan.

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;

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

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

O. Whether or not the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and buildings;

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

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

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

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

T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

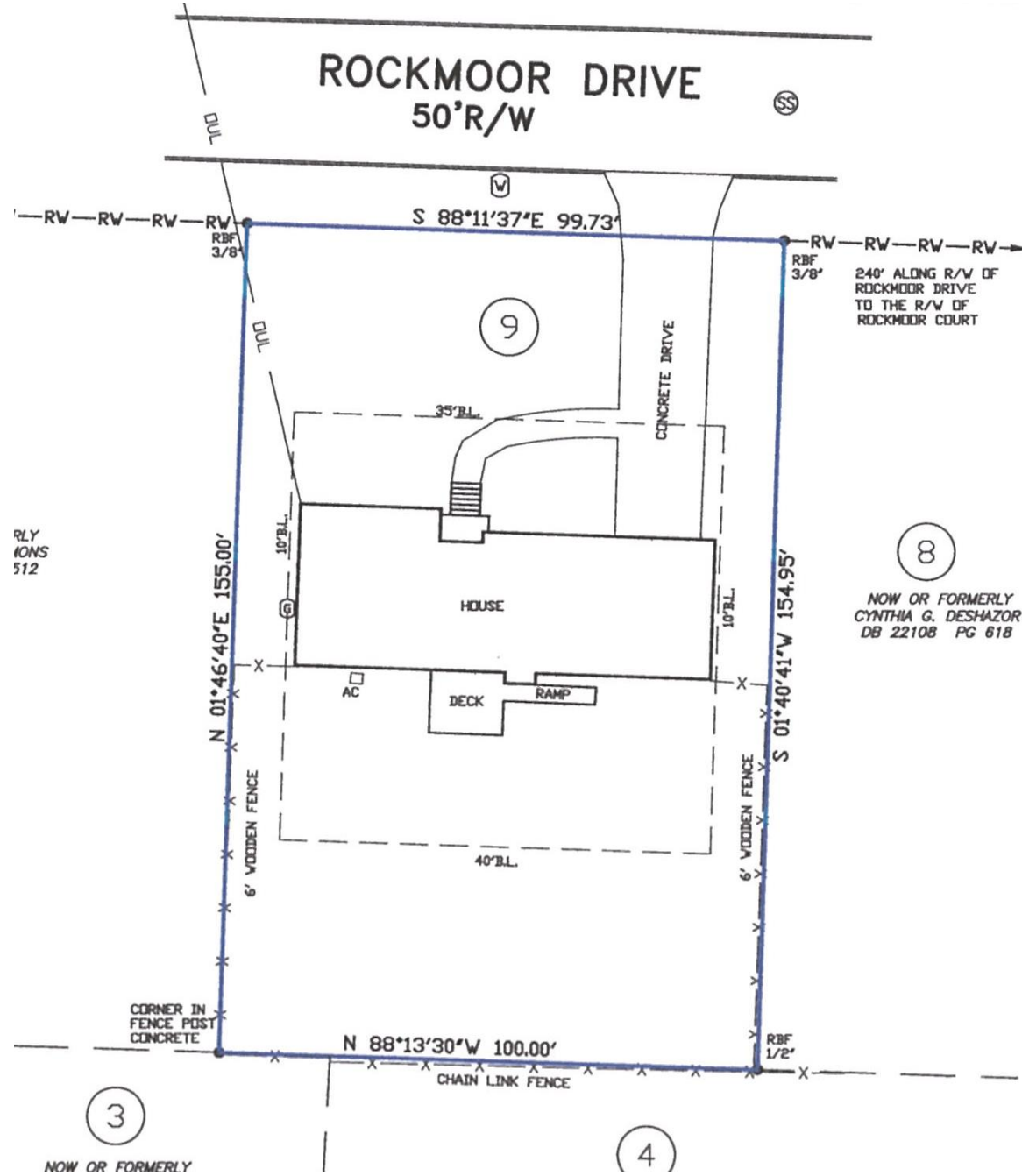
C. Additional Criteria is contained in Supplemental Regulations of Zoning Ordinance: Sec. 27-874. Additional criteria for specified uses: "In addition to the criteria contained in Sec. 27-873 and Sec. 27-863 listed above, which each applicant for special land use permit is required to meet, Article IV, Supplemental Regulations of the DeKalb County Zoning Ordinance shall apply to that specific land use being applied for. No application for a Special Land Use permit for the uses specified shall be granted by the Board of Commissioners unless it is determined that all requirements contained within the zoning district in which such property is located, and the criteria contained in Section 27-873 and Article IV, Supplemental

There are no additional criteria. I have met all criteria in Sec. 27-873 and Sec. 27-874.

Filing Fee: \$400 (Enclosed)

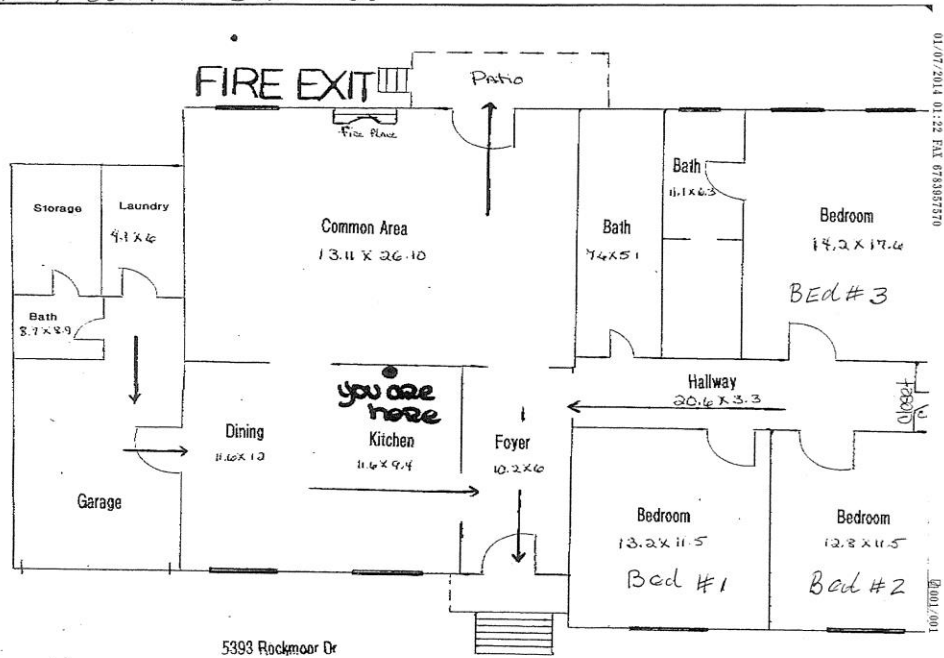
Filing fees shall not be refunded at any time following the deadline for amendments

Marjorie Ledgister
770-78-8117



Allstarr Personal Care Home
 5393 Rockmoor Drive
 Stone Mountain GA 30088

CURRENT FLOOR PLAN



Allstarr Personal Care Home
 5393 Rockmoor Drive
 Stone Mountain GA 30088

PROPOSED 8/1/2018

