



DeKalb County Department of Planning & Sustainability

178 Sams Street Suite 3600

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Planning Commission Hearing Date: September 1, 2022

Board of Commissioners Hearing Date: October 4, 2022

STAFF ANALYSIS

Case No.: SLUP-22-1245925 **Agenda #:** N.6

Location/Address: 3771 Elkridge Drive **Commission District:** 3 **Super District:** 7

Parcel ID: 15-156-14-003

Request: A Special Land Use Permit (SLUP) to allow a personal care home (Community Living Arrangement) for four (4) individuals in an existing single-family home in the R-75 (Residential Medium Lot-75) District.

Property Owner(s): Troy Morrison

Applicant/Agent: Aleathea McCann Scott

Acreage: .39

Existing Land Use: Single-Family Residential

Surrounding Properties: Single-family residential.

Adjacent Zoning: **North:** R-75 **South:** R-75 **East:** R-75 **West:** R-75

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

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The proposed personal care home (Group) facility for up to four individuals is consistent with policies of the 2035 DeKalb County Comprehensive Plan that support increasing the availability of special needs housing to accommodate the growing population (*Community Goals, Special Needs*, page 55). By providing personal care within a familiar neighborhood setting, they encourage disabled adults to develop a sense of place. In-home personal care facilities promote reduction of traffic congestion since most residents will not have cars, and visitors to the facilities use local streets which reduces traffic congestion on major roads during peak commuting hours. At the time of this writing, the Georgia Department of Health Facility Locator website to determine if the proposed personal care facility is at least 1,000 feet away from any existing personal care home was not functioning. Planning Department Staff will try to use the website again prior to the Board of Commissioners meeting. It appears that the proposed SLUP complies with all other SLUP supplemental regulations and is expected to be operated in a manner that would not have an adverse impact on adjoining land uses. Implementation of the conditions recommended by Staff would enable the facility to meet State and County requirements and regulations. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. The Special Land Use Permit for a personal care home (Community Living Arrangement) for up to four adults shall be granted to Troy Morrison at 3771 Elkrigde Drive and shall not be transferrable to another operator or location.
2. Troy Morrison shall 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.
3. Troy Morrison shall obtain a certificate of occupancy to operate a personal care home (group), Community Living Arrangement facility through approval of a “[Commercial Alterations and Repairs] [Residential Alterations and Repairs]” building permit.
4. Troy Morrison shall obtain a County business license prior to operating the personal care facility, which license shall be renewed annually.
5. Prior to the issuance of any County permits or licenses, the applicant shall provide written documentation that the facility is at least 1000 feet away from any other licensed group personal care home as measured from the shortest distance between property lines.



**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 AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: _____

Parcel I.D. #: 15-156-14-003

Address: 3771 Elridge Drive

Decatur GA 30032

WATER:

Size of existing water main: 6" CI (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: Cobb Fowler Creek

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger () adequate () inadequate

Sewage Capacity: 36 (MGPD)

Current Flow: 28.25 (MGPD)

COMMENTS:

Will need sewer capacity approval.

Signature: _____

8/15/2022

To: Ms. Andrea Folgherait, Planning and Ms. LaShonda Hill
From: Ryan Cira, Director
Cc: Alan Gaines, Environmental Health Deputy Director
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.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

8/15/2022

N.5 2022-1910 SLUP-22-1245924 18-233-07-002

2345 Shallowford Road, Atlanta, GA 30345

Amendment

- Please review general comments.

N.6 2022-1911 SLUP-22-1245925 15-156-14-003

3771 Elkridge Drive, Decatur, GA 30032

Amendment

- Please review general comments.

N.7 2022-1912 Z-22-1245928 18-091-03-006, 18-091-03-048

883 Mountain View Drive, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Septic system installed on this property on 02/15/1961.

N.8 2022-1976 Z-22-1245935 18-063-09-077

695 Jordon Lane, Decatur, GA 30033

Amendment

- Please review general comments.

Zoning Comments - September 2022

N2. SLUP-22-1245880 - Briarcliff Road is SR 42. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). The property is within the Druid Hills Historic District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. **Briarcliff Road** is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. University Drive is classified as a local residential road. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 12 foot travel lane from centerline, curb and gutter, a 5 foot sidewalk (Zoning Code) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Concerned about the entrance and the interior intersection being too close and impacting Briarcliff Road. Traffic Study required to include a traffic signal warrant study at main entrance. Traffic operations at access point on University Drive will also need to be considered- as this will be a non-traditional intersection. Interior streets to be private. At time of permitting, verify sight distance at intersection of access points and Briarcliff Road and University Drive.

N3 & N4. Z-22-1245923 & SLUP-22-1245924 - North Decatur Road is classified as a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with 11 foot travel lane with curb and gutter, a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please see Land Development Code Section 14-200 (5) for the number of access points required by code for 200 units. Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

N5. SLUP-22-1245924 - Shallowford and Briarcliff Roads are classified as a minor arterials. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane from centerline with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Dedicate necessary right of way for the extension of the right turn lane from Briarcliff Road onto Shallowford Road.

N6. SLUP-22-1245925 - No Comment

N7. Z-22-1245928 - Mountain View Drive is classified as a collector street. The following minimum infrastructure requirements must be met: Right of way dedication of 35 feet from centerline OR such that

all public infrastructure is within county right of way, whichever greater, an 11 foot travel lane with curb and gutter, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). New local public streets have the following minimum requirements: Right of way dedication of 55 feet, 24 feet of pavement with curb and gutter, a 5 foot sidewalk (Zoning Code) located 6 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please see separation of access points Land Development Code Section 14-200 (6) which applies to both sides of the street. If you are seeking a variance for anything is Code Section 14-200 from the Board of Commissioners, I suggest you do it as part of your zoning.

N8. Z-22-1245935 - Jordan Lane & Reverend D.L. Edwards Drive are classified as local streets have the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Developer required to pay to relocate traffic calming speed table away from proposed driveways. Driveways need to be at least 33 feet apart (edge of drive to edge of drive) from each other to fit the relocated speed table. May need to flip driveway location on corner lot to accommodate.

N9 & N10. Z-22-1245856 & SLUP-22-1245857 - No comment.

N11. Z-22-1245874 - Clairmont Road is SR 155. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). Donate right of way necessary for GDOT's project at Clairmont Road project. Briarcliff Road is classified as a minor arterial. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. Additional comments may be warranted after receipt of traffic study.

N12. & N13. LP-22-1245937 & Z-22-1245875 - No comments.

N14. Z-22-1245876 - 1893, 1901 and 1909 are within the I-20 Overlay District, Tier 2. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. East Field Street, Glenvalley Dr & Northview Ave are classified as local streets. Improvements required on all frontages. Where the overlay district is silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Please note that the required right of way dedication may have significant impacts to your site plans. Please review.

N15. SLUP-22-1245885 - Chamblee Tucker Road is classified a minor arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 40 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code)

with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. If you are seeking a variance for the bike facility requirements, I would do so during zoning. Bolissa Drive is classified as a local road with the following minimum requirements: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov).

N16. & N17. LP-22-1245892 & Z-22-1245922 - Properties are located in the Covington Overlay District. Please see the planner assigned to this district for infrastructure requirements- as the Overlay Districts trump the Zoning Code which trumps the Land Development Code. Redan Road and Longshore Drive are classified as local roads. Where silent the following minimum infrastructure requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from Centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Interior streets to be private.

N18. CZ-22-1245934 - Lawrenceville Hwy is a State Route. GDOT review and approval needed prior to Land Development Permit. (MWilson@dot.ga.gov). Lawrenceville Hwy is classified as a major arterial. The following minimum infrastructure requirements must be met: Right of way dedication of 50 feet from centerline OR such that all public infrastructure is within county right of way, whichever greater, a 6 foot sidewalk (Zoning Code) with a 4 foot bike lane (Land Development Code) OR a 10 foot shared multiuse path (preferred) located 5 feet from back of curb, Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov), 11 foot travel lanes with curb and gutter. Jordan Lane is classified as a local road. The following minimum requirements must be met: Right of way dedication of 27.5 feet from centerline, 12 foot travel lane from centerline with curb & gutter, a five foot planting strip and a 5 foot sidewalk (Zoning Code), Pedestrian Scale Street lighting required (Contact Street Light Engineer, Herman Fowler: hefowler@dekalbcountyga.gov). Add pedestrian crossing and ADA ramps to the intersection of Jordan Lane at Lawrenceville Hwy.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

N-6

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-22-1245925 Parcel I.D. #: 15-156-14-003

Address: 3771
ELK Ridge Dr
Decatur, Ga. 30032

Adjacent Roadway (s):

(classification)	(classification)

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

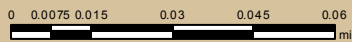
COMMENTS:

Plans and field reviewed, no problem that
would interfere with Traffic flow.

Signature: Jerry White



DeKalb County Land Use Map



Date Printed: 8/4/2022

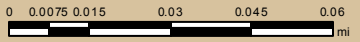


DeKalb County GIS Disclaimer

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DeKalb County Aerial Map



Date Printed: 8/4/2022



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DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

- ✓ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- ✓ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - ✓ A. **Application form** with name and address of applicant and owner, and address of subject property;
 - ✓ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - ✓ C. **Letter of application and impact analysis**
 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - ✓ D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - ✓ E. **Campaign disclosure statement** (required by State law).
 - ✓ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)
 - ✓ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - ✓ a. complete boundaries of subject property;
 - ✓ b. dimensioned access points and vehicular circulation drives;
 - ✓ c. location of all existing and proposed buildings, structures, setbacks and parking;
 - ✓ d. location of 100 year floodplain and any streams;
 - ✓ e. notation of the total acreage or square footage of the subject property;
 - ✓ f. landscaping, tree removal and replacement, buffer(s); and
 - ✓ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - ✓ H. **Reduced Site Plan**, reduced to 8.5" x 11".
 - ✓ I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - ✓ J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - ✓ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 6/29/22 Application No: _____

APPLICANT NAME: TROY MORRISON

Daytime Phone: 404-337-5371 E-Mail: morningstarpch1@gmail.com

Mailing Address: PO Box 13323, ATLANTA, GA 30324

Owner Name: ALEATHIA MCCANN SCOTT

(If more than one owner, attach contact information for each owner)

Daytime Phone: 310 418 2031 E-Mail: aleathia.scott@gmail.com

Mailing Address: 3316 W 117th Street, INGLEWOOD, LA 90303

SUBJECT PROPERTY ADDRESS OR LOCATION: 3771 ELKBRIDGE DRIVE, DECATUR

DeKalb County, GA, 30032

Parcel ID: 1515614003 Acreage or Square Feet: 0.39 Commission Districts 3.7

Existing Zoning: R75-SF RES DIST Proposed Special Land Use (SLUP) COMMUNITY LIVING

ARRANGEMENT w/ 4 INDIVIDUALS

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

Owner: _____ Agent: _____ Signature of Applicant
[Signature]

Printed Name of Applicant: TROY MORRISON

Notary Signature and Seal:
[Signature]



Elkridge Drive Community Meeting Sign-In Sheet 06/23/22

Members Present:

Troy Morrison (Host)
Carman Smith
Monica Butcher
Ester Thomas
Mr. Powell



Morning Star Personal Care <morningstarpch1@gmail.com>

Elkridge Community Meeting

Morning Star Personal Care <morningstarpch1@gmail.com>

Tue, Jun 21, 2022 at 7:15 PM

To: edsan@bellsouth.net

Bcc: k1776usa@yahoo.com, barnesve@yahoo.com, rbarrow@comcast.net, berryelfreda227@gmail.com, dbonino1@aol.com, jacquelynbuiebrown@gmail.com, rigel.cable@gmail.com, info@greshamhills.org, parkviewcivicclub@gmail.com, norfley@yahoo.com, pat.lawrencecraig@gmail.com, ppculp@att.net, christinedennis@bellsouth.net, naacpdek@comcast.net, mfunk64@att.net, frank@golleyrealty.com, jgross@stickybusiness.net, president@naacpdekalb.org, tharris@galleryatsouthdekalb.com, phthompson3@msn.com, sbhouston@bellsouth.net, NettieJackson@me.com, bjaevnt@gmail.com, carolyn.jones818@yahoo.com, albertajordan@bellsouth.net, mkirkwood73@outlook.com, linn.jeff@gmail.com, dlocks1019@aol.com, elitedesignsatl@yahoo.com, bcpaace2@gmail.com, hjpreston23@gmail.com, tolip209@gmail.com, roboark@allsouthwarehouse.com, regeniarobertson@gmail.com, csanders@eastmetrocid.com, ericwschwartz@gmail.com, samandbettysmith@bellsouth.net, sls1289@gmail.com, wazulamor@aol.com, ericastewart2009@gmail.com, tommyt4dekalb@gmail.com, nahwash4ms@aol.com, Pdk-powell@comcast.net, adrianez.realty@gmail.com

Hello,

Reminder about the meeting in regards to 3771 Elkridge Drive. The meeting will begin at 7:00PM EASTERN TIME this Thursday, June 23rd.

I look forward to meeting you.

Troy Morrison is inviting you to a scheduled Zoom meeting.

Topic: Elkridge Community Meeting

Time: Jun 23, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/3667971286?pwd=BAw5bOwp7eCDf1a3fgrFh98r18FUaM.1>

Meeting ID: 366 797 1286

Passcode: elkridge

One tap mobile

+19292056099,,3667971286#,,,,*10993783# US (New York)

+13017158592,,3667971286#,,,,*10993783# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 366 797 1286

Passcode: 10993783

Find your local number: <https://us06web.zoom.us/j/3667971286?pwd=BAw5bOwp7eCDf1a3fgrFh98r18FUaM.1>

Thanks,

[Quoted text hidden]



Morning Star Personal Care <morningstarpch1@gmail.com>

Elkridge Community Meeting

Morning Star Personal Care <morningstarpch1@gmail.com>

Thu, Jun 9, 2022 at 11:27 PM

To: edsan@bellsouth.net

Bcc: k1776usa@yahoo.com, barnesve@yahoo.com, rbarrow@comcast.net, berryelfreda227@gmail.com, dbonino1@aol.com, jacquelynbuiebrown@gmail.com, rigel.cable@gmail.com, info@greshamhills.org, parkviewcivicclub@gmail.com, norfley@yahoo.com, pat.lawrencecraig@gmail.com, ppculp@att.net, christinedennis@bellsouth.net, naacpdek@comcast.net, mfunk64@att.net, frank@golleyrealty.com, jgross@stickybusiness.net, president@naacpdekalb.org, tharris@galleryatsouthdekalb.com, phthompson3@msn.com, sbhouston@bellsouth.net, NettieJackson@me.com, bjaevnt@gmail.com, carolyn.jones818@yahoo.com, albertajordan@bellsouth.net, mkirkwood73@outlook.com, linn.jeff@gmail.com, dlocks1019@aol.com, elitedesignsatl@yahoo.com, bcp2@gmail.com, hjpreston23@gmail.com, tolip209@gmail.com, robroark@allsouthwarehouse.com, regeniarobertsone@gmail.com, csanders@eastmetrocid.com, ericwschwartz@gmail.com, samandbettysmith@bellsouth.net, sls1289@gmail.com, wazulamor@aol.com, ericastewart2009@gmail.com, tommyt4dekalb@gmail.com, nahwash4ms@aol.com, Pdk-powell@comcast.net, adrianez.realty@gmail.com

Dear Neighbor,

My name is Troy Morrison, my family and I own the property 3771 Elkridge Drive, Decatur, GA 30032.

I run and operate a business named Morning Star Personal Care Inc in which we take care of adults with developmental disabilities. I currently have two operating homes present in Dekalb County with 3771 Elkridge Drive being one of them.

I am currently looking to expand our license so that I can have 4 individuals residing in 3771 Elkridge Drive. I must obtain a special land use permit to do this. The first step in this process is having a community meeting so you can learn a little bit more about myself and the business.

With all that being said I do ask that you join a zoom meeting with myself where I will tell you a little bit about me and my business but also give you the opportunity to ask any questions you would like.

The meeting will be held on zoom.us on June 23rd, 2022 at 7:00pm and below you will see the meeting ID and password.

Troy Morrison is inviting you to a scheduled Zoom meeting.

Topic: Elkridge Community Meeting**Time: Jun 23, 2022 07:00 PM Pacific Time (US and Canada)****Join Zoom Meeting**<https://us06web.zoom.us/j/3667971286?pwd=BAw5bOwp7eCDf1a3fgrFh98rl8FUaM.1>**Meeting ID: 366 797 1286****Passcode: elkridge****One tap mobile****+19292056099,,3667971286#,,,,*10993783# US (New York)****+13017158592,,3667971286#,,,,*10993783# US (Washington DC)**

6/8/2022

Dear Property Owner,

My name is Troy Morrison, my family and I own the property 3771 Elkridge Drive, Decatur, GA 30032.

I run and operate a business named Morning Star Personal Care Inc in which we take care of adults with developmental disabilities. I currently have two operating homes present in Dekalb County with 3771 Elkridge Drive being one of them.

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Join Zoom Meeting

<https://us06web.zoom.us/j/3667971286?pwd=BAw5bOwp7eCDf1a3fgrFh98r18FUaM.1>

Meeting ID: 366 797 1286

Passcode: elkridge

One tap mobile

+19292056099,,3667971286#,,,,*10993783# US (New York)

+13017158592,,3667971286#,,,,*10993783# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 366 797 1286

Passcode: 10993783

Find your local number: <https://us06web.zoom.us/u/kckRoSxFpW>

Thanks and I look forward to seeing and hearing from you.

Sincerely,

Troy Morrison

morningstarpch1@gmail.com

404.337.5371

Letter of Intent/ Impact Analysis

Hello,

My name is Troy Morrison and I am the owner of Morning Star Personal Care Inc. We are an organization that takes care of adults with developmental disabilities. My mother and grandmother started this company in 2002 and have passed it on to me. I have been running the company since graduating college in 2019, however I have been working within the company in different roles since high school.

Our business was started in Lilburn, GA with our first home and has since expanded to 5 homes within Dekalb and Gwinnett County. All of our homes are licensed and governed by the state going through licensing process with HFRD, DCH, Georgia Collaborative, and DBHDD. Needless to say there is a lot of oversight for this industry, for great reason.

I am applying for a SLUP because we would like to license our current CLA home at 3771 Elkridge Drive, Decatur, GA 30032 (3 individuals) for 4 individuals. This home has been in the community now for close to a year with three individuals already living there. When we acquired the home it was constructed with 4 bedrooms, so currently we have one bedroom that is not being used.

The property itself will not change it will not need any additional rooms added.

Impact

The impact of the proposed use will be nothing but a positive impact. By adding to our current license we are giving an adult with developmental disabilities the opportunity to have a place they can call home with the assistance of highly trained direct care professionals.

Throughout my community meeting and calls before the community meeting certain questions were raised that I would like to address now.

1. We are NOT a nursing home or a home that provides occupational therapy. We are a community living arrangement with direct care professionals that assist our individuals with day to day living/activities that we simply take for granted.
2. We have direct care professionals with the individuals 24/7. They are never left alone and our staff is and should always be awake and alert while with the individuals.
3. In the approximately one year we have been in this home we have never received a complaint from a community member in regards to the upkeep of the home or a disturbance from the individuals.
4. I will not be looking to advance my license past 4 individuals in this particular home.

Sincerely,

Troy Morrison
Morning Star Personal Care Inc

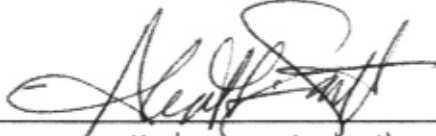
DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: June 29, 2022

TO WHOM IT MAY CONCERN:

(I), (WE) Aleathia McCann-Scott 
Name of owners(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

TROY MORRISON II
Name of Agent or Representative

to file an application on (my), (our) behalf.

_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner

Acknowledgment Attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On June 29, 2022 before me, Lanyen L. Lee "Notary Public"
Date Here Insert Name and Title of the Officer

personally appeared Aleathia McCann Scott
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Lanyen L. Lee
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Authorization

Document Date: June 29, 2022 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Aleathia McCann Scott

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

2021032244 DEED BOOK 29070 Pg 760

20-3897

Return Recorded Document to:
The Hawes Law Firm, LLC
1110 Satellite Blvd
Suite 305

Real Estate Transfer Tax \$229.90

Filed and Recorded:
2/12/2021 1:34:32 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Suwanee, GA 30024

RECORD AND RETURN TO:
THE HAWES LAW FIRM LLC
425 BUFORD HIGHWAY NE
SUITE 305
SUWANEE, GA 30024

**LIMITED
WARRANTY DEED**

FILE #: 20-3897

Parcel 15 156 14 003

THIS INDENTURE made this 25th day of January, 2021, between **Snow Realty Holdings LLC** of the County of DeKalb and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Aleathia McCann-Scott** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 156 of the 15th District of DeKalb County, Georgia, being Lot 3, Block E, Worthington Valley Subdivision, Unit 2, as per plat recorded in Plat Book 35, Page 100, DeKalb County records; which plat is hereby referred to and made a part of this description, being improved property known as 3771 Elkridge Drive, Decatur, GA 30032 according to the present system of numbering houses in DeKalb County, Georgia. Parcel ID# 15 156 14 003

3771 Elkridge Drive, Decatur, GA 30032

This Deed is given subject to all easements and restrictions of record.

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

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in presence of:

Witness

Notary Public



[Signature] (SEAL)
Snow Realty Holdings LLC

3771 Elkrige Drive Written Legal Description

All that tract or parcel of land lying and being in Land Lot 156 of the 15th District of Dekalb County, Georgia, being Lot 3, Block E, Worthington Valley Subdivision, Unit 2, as per plat recorded in Plat Book 35, Page 100, Dekalb County records; which plat is hereby referred to and made a part of this description, being improved property known as 3771 Elkrige Drive, Decatur, GA 30032 according to the present system of numbering houses in Dekalb County, Georgia. Parcel ID#15 156 14 003



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name(s): Troy Morrison
Phone: 4/337-5371 Email: worningstazpch1@gmail.com

Property Address: 3771 Elkridge Drive

Tax Parcel ID: 15-156-14-002 Comm. District(s): 3 & 7 Acreage: 17,460 s.f.

Existing Use: Family personal care home for 3 residents Proposed Use: Group personal care home (CLA) for 4 residents

Supplemental Regs: Yes Overlay District: No DRI: No

Rezoning: Yes ___ No X

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ___ No X

Existing Land Use: _____ Proposed Land Use: _____ Consistent ___ Inconsistent ___

Special Land Use Permit: Yes X No ___

Special Land Use Request(s) Group PCH for 4 persons (Community Living Arrangement)

Major Modification: Yes ___ No X

Existing Case Number(s): _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan *no site plan*

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____
 Frontage: _____ Street Widths: _____ Bicycle Lanes: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ Parking - Auto: _____ Parking - Bicycle: _____ Screening: _____
 Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg.
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____
 Possible Variances: *will use existing bldg. - no variances anticipated*

Comments: *Property is currently used for a family personal care home of three residents. Applicant & his mother operate several PCHs in the area.*

Planner: *Melora Furman* Date: *5/31/22*

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00