



Legislation Details (With Text)

**File #:** 2022-1911    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Public Hearing  
**File created:** 7/8/2022    **In control:** Board of Commissioners  
**On agenda:** 11/8/2022    **Final action:**  
**Title:** COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Troy Morrison for a Special Land Use Permit (SLUP) to allow a Personal Care Home (Community Living Arrangement - CCI) for four (4) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 3771 Elkridge Drive.

**Indexes:**

**Attachments:** 1. SLUP-22-1245925 Sept 2022 Staff Report 3771 Elkridge Dr, 2. N6 -SLUP-22-1245925 opposition email

Date	Ver.	Action By	Action	Result
11/8/2022	1	Board of Commissioners	denied	Pass
10/4/2022	1	Board of Commissioners - Zoning Meeting		
9/1/2022	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07  
**Application of Troy Morrison for a Special Land Use Permit (SLUP) to allow a Personal Care Home (Community Living Arrangement - CCI) for four (4) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 3771 Elkridge Drive.**

**PETITION NO:** N6. SLUP-22-1245925 (2022-1911)

**PROPOSED USE:** Personal Care Home for four (4).

**LOCATION:** 3771 Elkridge Drive, Decatur, Georgia 30032

**PARCEL NO. :** 15-156-14-003

**INFO. CONTACT:** Planning & Sustainability

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Troy Morrison for a Special Land Use Permit (SLUP) to allow a Personal Care Home (Community Living Arrangement - CCI) for four (4) individuals in the R-75 (Residential Medium Lot-75) zoning district. The property is located on the southeast side of Elkridge Drive and the west side of Interstate 285, approximately 266 feet west of Snapfinger Road, at 3771 Elkridge Drive in Decatur, Georgia. The property has approximately 95 feet of frontage along Elkridge Drive and contains 0.39 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** 30-Day Deferral.

**STAFF ANALYSIS:** The proposal is consistent with the Suburban character area of the 2035 Comprehensive Plan. However, as a use subject to a special land use permit approval, consideration of the public is required due to possible impacts. A number of adjacent property owners have raised questions regarding the proposal and the required pre-submittal community engagement. Therefore, the Department of Planning and Sustainability recommends a “30-day deferral for public hearing”.

**PLANNING COMMISSION VOTE: Approval with Conditions 6-2-0. Final Motion:** Jan Costello moved, Lauren Blaszyk seconded for approval with five (5) conditions, per Staff recommendation. Vivian Moore and Edward Patton opposed. **1<sup>st</sup> Motion:** Vivian Moore moved, Edward Patton seconded for denial. That vote failed 2-6-0. **2<sup>nd</sup> Motion:** Jana Johnson moved for a 2-cycle deferral to allow the applicant time to work with the community. That motion failed for lack of a 2<sup>nd</sup>.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-0.**