



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Details (With Text)

File #: 2018-3065 **Version:** 2 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 11/30/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/22/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Application of Marjorie Ledgister for 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, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1, at 5393 Rockmoor Dr.

Indexes:

Attachments: 1. Staff Report and Attachments, 2. Staff-Recommended Condition, 3. Comments from Land Development, Transportation Division

Date	Ver.	Action By	Action	Result
1/22/2019	2	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/8/2019	2	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Marjorie Ledgister for 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, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1, at 5393 Rockmoor Dr.

PETITION NO: N6. SLUP-19-1235296

PROPOSED USE: Group Personal Care Home

LOCATION: 5393 Rockmoor Drive

PARCEL NO.: 16-035-01-033

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

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, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the south side of Rockmoor Drive, approximately 820 feet west of Panola Road, at 5393 Rockmoor Drive, Stone Mountain. The property has approximately 100 feet of frontage on Rockmoor Drive and contains 0.35 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITION.

STAFF ANALYSIS: 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 a condition”.

PLANNING COMMISSION VOTE: Approval, 7-0-1. J. Johnson moved, J. West seconded for approval with conditions as recommended by Staff. P. Womack, Jr. abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 6-0-1. There was no opposition from neighbors.