



DeKalb County Government

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

Legislation Details (With Text)

File #: 2020-1172 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 9/24/2020 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/19/2020 **Final action:**
Title: COMMISSION DISTRICT(S): 1 & 7
Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home, at 1896 Ludovie Lane.

Indexes:

Attachments: 1. SLUP-20-1244241 Staff Report, 2. SLUP-20-1244241 Recommended Conditions

Date	Ver.	Action By	Action	Result
11/19/2020	1	Board of Commissioners - Zoning Meeting	approved per staff's conditions	Pass
11/5/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1 & 7

Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home, at 1896 Ludovie Lane.

PETITION NO: N7. SLUP-20-1244241 2020-1172

PROPOSED USE: Expansion of existing community personal care home.

LOCATION: 1896 Ludovie Lane, Decatur, Ga.

PARCEL NO. : 18-191-01-010

INFO. CONTACT: Melora Furman, Sr. Planner

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PURPOSE:

Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home. The property is located on the west side of Ludovie Lane, approximately 364 feet north of LaVista Road, at 1896 Ludovie Lane in Decatur, Georgia. The property has approximately 153 feet of frontage along Ludovie Lane and contains 1.02 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposal to expand the existing community 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 proposed building additions would allow the number of residents to increase from 24 to 30 at maximum capacity. Addition of six residents would not change the operation of the facility and would not affect the existing compatibility of the facility with adjoining land uses. The size, scale, and massing of the building after completion of the additions would be 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. The additions would be the same height as the existing building and would not create negative shadow impacts on adjoining lots or buildings. Trips generated by the personal care home after expansion are not expected to increase significantly or cause traffic congestion in the area. Therefore, the Department of Planning and Sustainability recommends “Approval, with conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0. P. Womack, Jr. moved, A. Atkins seconded for Approval with Staff’s recommended three (3) conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 2-0-0.