



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-3520 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 12/7/2021 **In control:** Board of Commissioners
On agenda: 6/14/2022 **Final action:**
Title: COMMISSION DISTRICT(S): Commission District 03 Super District 06
A Special Land Use Permit (SLUP) to increase the capacity of an existing personal care home from three (3) to four (4) clients.

Indexes:

Attachments: 1. Substitute 2022 06.14 Item 2021-3520, 2. SLUP-22-1245322 Recommended Conditions 3956 Ambrose Ridge Ct, 3. SLUP-22-1245322 Staff Report Jan. BOC 2022 3956 Ambrose Ridge Ct.

Date	Ver.	Action By	Action	Result
6/14/2022	1	Board of Commissioners	denied	Pass
3/8/2022	1	Board of Commissioners	deferred	Pass
2/8/2022	1	Board of Commissioners	deferred for 30 days	Pass
1/27/2022	1	Board of Commissioners - Zoning Meeting	deferred for 2 weeks	Pass
1/4/2022	1	Planning Commission	Full cycle deferral	Pass

Substitute

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

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03 Super District 06

A Special Land Use Permit (SLUP) to increase the capacity of an existing personal care home from three (3) to four (4) clients.

PETITION NO: SLUP-22-1245322 (2021-3520)

PROPOSED USE: Personal care home

LOCATION: 3956 Ambrose Ridge Court, Ellenwood, Georgia 30294

PARCEL NO. : 15-023-01-142

INFO. CONTACT: Brandon White, Current Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Magnolia Gardens PCH, dba Magnolia Cove, for a Special Land Use Permit (SLUP) for a personal care home of up to four persons in the R-100 (Residential Medium Lot-100) Zoning District, at 3956 Ambrose Ridge Court.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral. (December 2021).

PLANNING COMMISSION: Full Cycle Deferral. (January 2022)

PLANNING STAFF: Disapproval.

STAFF ANALYSIS: The findings that have been uncovered during this process raise doubts about the facility's operations and its ability to accommodate an additional resident. From 2010 - 2020, no county business license had been requested or issued for a community living arrangement operation at the subject property for four (4) or more people. Police incident reports indicated that a 2020 incident damaged the vehicle of an adjacent resident. Additionally, the number of internal incidents of theft between residents and former employees is troubling. Based on the potential for continued adverse impacts to the community due to the manner of operation and noted community opposition, it may be in the best interest of the community to disapprove the request, at this time.

PLANNING COMMISSION VOTE: Full Cycle Deferral 9-0-0. Vivian Moore moved, Jana Johnson seconded for a full cycle deferral to the March 2022 zoning agenda to allow more dialogue between the applicant and the community.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 9-0-0. Applicant failed to appear at the meeting.