



DeKalb County Government

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

Legislation Details (With Text)

File #: 2022-1474 **Version:** 1 **Name:**
Type: Ordinance **Status:** Public Hearing
File created: 4/1/2022 **In control:** Board of Commissioners
On agenda: 6/28/2022 **Final action:**
Title: COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of Liagiba, Inc. dba Abigail Manor PCH for a Special Land Use Permit (SLUP) application for a personal care home for up to 4 individuals in the R-100 (Residential Medium Lot) District, at 518 Lake Michele Court.

Indexes:

Attachments: 1. SLUP-22-1245546 Recommended Conditions May 2022, 2. SLUP-22-1245546 Staff Report May 2022 518 Lake Michele Ct.

Date	Ver.	Action By	Action	Result
6/28/2022	1	Board of Commissioners		
5/26/2022	1	Board of Commissioners - Zoning Meeting	deferred for 30 days	Pass
5/3/2022	1	Planning Commission	deferred for a full cycle	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of Liagiba, Inc. dba Abigail Manor PCH for a Special Land Use Permit (SLUP) application for a personal care home for up to 4 individuals in the R-100 (Residential Medium Lot) District, at 518 Lake Michele Court.

PETITION NO: N6. SLUP-22-1245546 (2022-1474)

PROPOSED USE: Personal care home - up to 4

LOCATION: 518 Lake Michele Court, Stone Mountain, Georgia 30088

PARCEL NO. : 18-018-01-093

INFO. CONTACT: Howard Johnson, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Liagiba, Inc. dba Abigail Manor PCH for a Special Land Use Permit (SLUP) application for a personal care home for up to 4 individuals in the R-100 (Residential Medium Lot) District. The property is located on the south side of Lake Michele Court, approximately 200 feet south of O'Malley Lane, at 518 Lake Michele Court in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Lake Michelle Court and contains 0.6 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Full Cycle Deferral.

PLANNING STAFF: Approval with a 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 one condition”.

PLANNING COMMISSION VOTE: Final Motion: Full Cycle Deferral 6-0-1. Lauren Blaszyk moved, Jana Johnson seconded for a Full Cycle Deferral to the July 2022 zoning agenda, due to the applicant not being present. Gwendolyn McCoy abstained. (1st Motion for Denial, made by Commissioner Gwendolyn McCoy due to the applicant not being present, failed due to lack of a second.)

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.