

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

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

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.

PETITION NO: N6. SLUP-22-1245322 2021-3520

PROPOSED USE: Personal care home, up to four.

LOCATION: 3956 Ambrose Ridge Court, Ellenwood, Georgia 30294

PARCEL NO. : 15-023-01-142

INFO. CONTACT: Nahomie Lagardere, Planner

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, in accordance with Section 27 4.2.41 of the DeKalb County Zoning Ordinance. The property is located on the east side of Ambrose Ridge Court, approximately 180 feet south of Pendergrass Lane, at 3956 Ambrose Ridge Court, Ellenwood, GA. The property has approximately 90 feet of frontage on Ambrose Ridge Court and contains 0.7 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Deferral.

PLANNING COMMISSION: Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposal is consistent with the Suburban character area of the *2035 Comprehensive Plan*. The proposed use of a group, personal care home with four to six persons is not expected to affect adjoining and nearby properties. The property was previously licensed as a personal care home and there are no records of resistance to the adjoining properties. hours of operation are in conjunction with residential homes and are not expected to adversely impact adjoining properties. Therefore, the Department of Planning and Sustainability recommends "Approval with Conditions".

PLANNING COMMISSION VOTE: Pending.

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

SLUP-22-1245322
RECOMMENDED CONDITIONS
3956 AMBROSE RIDGE COURT

1. Limit use to a group, personal care home for up to six persons within the existing residential structure.
2. This special land use permit shall be subject to renewal at 18 months after commencement to assess any adverse community impacts. The proposed use must adhere to Sec. 4.2.41 (Personal Care Homes) of the *Zoning Ordinance*.
3. The Special Land Use Permit shall be issued to Magnolia Gardens and cannot be transferable.
4. Applicant will need to provide proof of meeting the distance requirements for personal care home of one thousand (1,000) feet of any other group personal care home. The one-thousand-foot distance the requirement is measured by a straight line which is the shortest distance



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500 Decatur, GA
30030**

(404) 371-2155 / plandev@dekalbcountyga.gov

Michael
Thurmond
Chief Executive

Planning Commission Hearing Date: January 4, 2022
Board of Commissioners Hearing Date: January 27, 2022

Case No.: SLUP-22-1245322 **Agenda #:** N.6

Location/Address: 3956 Ambrose Ridge Court **Commission District:** 03 **Super District:** 06

Parcel ID: 15-023-01-142

Request: A Special Land Use Permit (SLUP) for a proposed Personal Care Home with a capacity of four to six clients.

Property Owner/Agent: Diego Rhodes

Applicant/Agent: Magnolia Gardens PCH, dba Magnolia Cove

Acreage: .27 Acres

Existing Land Use: single-family, detached residential unit

Surrounding Properties: To the north: Single-family detached, south: Single-family detached, east: Single-detached, west: Single-family detached

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100

Comprehensive Plan: **Suburban** **Consistent**

Proposed Density: N/A	Existing Density: N/A
Proposed Square Ft.: N/A	Existing Units/Square Feet:
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A



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Subject Property

The subject property is an approximately .27-acre site located approximately 211 feet south of Pendergrass Lane. The parcel contains a one-story single-family detached home. The property is currently zoned R-100 (Residential Medium Lot-100). The property is surrounded by similar uses in the same zoning district. The *DeKalb County 2035 Comprehensive Plan* designates the subject property's future land use as Suburban (SUB).

Zoning History

Based on DeKalb County records, it appears that the single-family residential zoning of the property has not changed since the adoption of the first *Zoning Ordinance* and map in 1956. DeKalb County records indicate that in 2020, a business license for a personal care home was issued to Magnolia Gardens PCH, Inc. The property has no other business licenses issued to the property.

Project Analysis

Per the submitted Special Land Use Permit application, the applicant is requesting to increase the number of residents within an established personal care home from three (3) to 4-6 clients.

Impact Analysis

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:**

Per the submitted floor plan, dated October 2021, the subject property contains approximately 3,267 square foot single-family, detached homes. The subject property appears to be of adequate size for the proposed use. The applicant does not indicate any expansion to the footprint of the home.

- B. Compatibility of the proposed use with adjacent properties and land uses and with other property and land use in the district:**

The proposed use of a personal care home for four to six clients is compatible with the adjacent properties and land uses with the R-100 Zoning District. Moreover, the use will not change the physical characteristics of the existing single-family home.

- C. Adequacy of public services, public facilities, and utilities to serve the proposed use:**

The proposed personal care home should not generate any more demand for public services than the other residences in the neighborhood.

- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area:**



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Ingress/egress to and from the personal care home will be via Ambrose Ridge Court, west of Pendergrass Lane. Ambrose Ridge Court is identified as a local road and appears to have an adequate carrying capacity. The findings from Public Works concluded that there were no discoveries that would propose an unduly increase and create congestion.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use:

Per the applicant, the residents would be residing at the subject property twenty-four (24) hours a day without vehicles. There should not be any noticeable increase in traffic from the property as the only vehicles present will belong to the staff on-site.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or other emergencies:

The existing residential structure is accessed via an existing driveway suitable for four vehicles and garage parking as well. All emergency vehicles can access the site via the driveway.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use:

The increase in the number of clients or residents will likely not create adverse impacts upon any adjoining single-family land uses by reason of noise, smoke, odor, dust, or vibrations.

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

As defined, the clients will be residing at the personal care home on a 24-hour basis. The impact should not create any adverse problems to the adjoining properties.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

Operating a 24-hour personal care home for six residents will not affect the adjoining single-family residences of the Penders Ridge subdivision. The site will operate basically as a single-family residence with caregivers for no more than six occupants.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:



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Per Sec. 4.1.3 (Use Table) of the *Zoning Ordinance*, personal care homes with four to six residents are permitted only with the approval of a special land use permit in the R-100 Zoning District.

K. Whether the proposed use is consistent with the policies of the Comprehensive Plan:

Located within a Suburban character area, the proposed use is consistent with the following strategy of providing a variety of housing opportunities and choices to better accommodate the needs of residents. The use is proposing additional housing accommodations for persons in need while maintaining the original footprint.

L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:

The proposal does not include a change in use that would require a buffer.

M. Whether or not there is adequate provision of refuse and service areas:

Current refuse and service areas will not be affected by the new use and will continue to be adequate to support business operations.

N. Whether the length of time for which the special land use permit is granted should be limited in duration:

In consideration of the unanticipated issues that may negatively affect or impact the adjacent properties, staff recommends that if conditionally approved, the special land use permit be subject to renewal at 18 months after commencement to assess any adverse community impacts.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and relation to the size, scale, and massing of adjacent and nearby lots and buildings:

New construction is not associated with this request.

P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:

There are no known historic buildings, sites, districts, or archaeological resources near the proposed use that could be adversely affected.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:



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The home currently satisfies the supplemental regulations, and the applicant is aware of the requirements of all permits and licenses associated with a personal care home.

R. Whether or not the proposed building, as a result of its proposed height, would create a negative shadow impact on any adjoining lot or building:

Because no changes are proposed to the height of the home, this consideration is not applicable.

S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not conflict with the overall objectives of the comprehensive plan:

The addition of residents not exceeding beyond six clients to the proposed personal care home would be consistent with the needs of the neighborhood and the community would be compatible with the neighborhood. This should conflict with the overall objectives of the comprehensive plan.

Supplemental Regulations (Sec. 4.2.41)

A. Personal Care Homes, General Requirements:

1. **Each personal care home must obtain all license(s) and/or permit(s) required by the State of Georgia in order to operate. Each personal care home licensed and/or permitted by the State of Georgia must display its state-issued license(s) and/or permit(s) in plain view, visible from the front doorway of the facility.**
 - a. Applicant notes that they are aware of the process and retrieving the proper permits and licenses to operate.
2. **No personal care home may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or sign provisions in the zoning regulations for the underlying zoning district where the personal care home is located.**
 - a. Applicant is aware of the sign provisions and states that they will comply with the provisions.
3. **Personal care homes may apply for an FHA Accommodation Variance as provided for in Section 7.5.9 of this chapter {of the County Code, i.e, the "zoning ordinance}. N/A**

B. Personal Care Homes, group (four (4) to six (6) persons).

1. **Two (2) copies of complete architectural plans for the subject group personal care home, signed or sealed by a registered architect, shall be submitted to the director of planning prior to issuance of a building permit or business license.**



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- a. An as-is floor plan was provided with the special land use permit application.
2. **Each group personal care home must provide at least four (4) parking spaces within a driveway, garage, or carport and must comply with any applicable requirements in Article 6 (Parking).**
 - a. Four parking spaces are provided in the driveway, and the property has a garage. There are no other applicable regulations in Article 6.
3. **In order to prevent institutionalizing residential neighborhoods, no group personal care homes are located in the RE, RLG, R-100, R-85, R-75, R-50, RSM, or MR-1 zoning district may be operated within one thousand (1,000) feet of any other group personal care home. The one-thousand-foot distance requirement is measured by a straight line which is the shortest distance (i.e., “as the crow flies”) between the property lines of the two (2) tracts of land on which the group personal care homes are located.**
 - a. Property was previously licensed as a personal care home in 2020. The applicant is aware of the distance requirements and will meet the provisions.



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STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The proposal is consistent with the Suburban character area of the *2035 Comprehensive Plan*. The proposed use of a group, personal care home with four to six persons is not expected to affect adjoining and nearby properties. The property was previously licensed as a personal care home and there are no records of resistance to the adjoining properties. hours of operation are in conjunction with residential homes and are not expected to adversely impact adjoining properties. Therefore, the Department of Planning and Sustainability recommends Approval with the following conditions:

1. Limit use to a group, personal care home for up to six persons within the existing residential structure.
2. This special land use permit shall be subject to renewal at 18 months after commencement to assess any adverse community impacts. The proposed use must adhere to Sec. 4.2.41 (Personal Care Homes) of the *Zoning Ordinance*.
3. The Special Land Use Permit shall be issued to Magnolia Gardens and cannot be transferable.
4. Applicant will need to provide proof of meeting the distance requirements for personal care home of **one thousand (1,000) feet of any other group personal care home. The one-thousand-foot distance the requirement is measured by a straight line which is the shortest distance**



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Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Applications
4. Site Plan
5. Zoning Map
6. Aerial Photograph



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

(N-6)

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER malexander@dekalbcountyga.gov AND/OR LASONDRA HILL, lhhill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-22-041322 Parcel I.D. #: 15-003-01-142

Address: 3957
Ambrose Ridge Cr.
Ellenwood, GA

Adjacent Roadway (s)

_____	_____
(classification)	(classification)
Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (VPH) _____	Peak Hour Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6th Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot piece of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residences, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acre, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field reviewed, Nothing found that would indicate traffic flow.

Signature: [Signature] David Ross

ZONING COMMENTS – DEC. 2021

N1- No comment

N2. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Linecrest Rd is classified as a collector road. Infrastructure Requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Code Section 14-200 (e): 79 lots require two access points. This will require a variance to the Land Development Code prior to land development permit approval from the Transportation Division at time of permitting.

N3. No Comment.

N4 & N5. Memorial Drive is a State Route. GDOT review and approval required prior to permitting at land development stage.

N6. No comment

N7. No comment

N8. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Rockbridge Rd is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Please note that the top section appears to have more lots per access than the code allows (Code Section 14-200 (e)- more than 75 units requires 2 access points). If access is allowed on Pepperwood- then Pepperwood to Hickory Hills Trail and Hickory Hills Drive to Rockbridge should be resurfaced by the developer and sidewalks added to connect to the new sidewalks in the proposed neighborhood to offset impacts. I would prefer to see the sidewalks added all the way to Rockbridge via Hickory Hills Trail and Hickory Hills Drive to reduce impacts to the existing property owners, if the existing property owners so desire sidewalks, but, at a minimum, the one lot sidewalk gap on Pepperwood should be eliminated.

N9. No comment



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov**

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-22-1245322

Parcel I.D. #: 15-203-01-142

Address: 3956 Ambrose Ridge Court

WATER:

Size of existing water main: 8" Adequate (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: _____

SEWER:

Outfall Servicing Project: Conley Creek

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: _____

Water Treatment Facility: Snapfinger Plant () adequate () inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

COMMENTS:

Sewer capacity request required. May be capacity restricted.

Signature: _____

12/20/2021

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/20/2021

N.1

SLUP-22-1245307 2021-3515 16-059-01-227

2038 Mallard Way, Lithonia , GA 30058

Amendment

- Please review general comments

N.2

Z-22-1245310 2021-3516 15-009-01-001, 15-009-01-006, 15-009-01-008

2712 Whitfield Road, Ellenwood, GA 30294

Amendment

- Please review general comments.
- Onsite Septic installed on surrounding property at 2241 Whitfield Drive on 06/29/1972 and 2281 Whitfield Drive on 09/06/1973 on 09/06/1073.

N.3

SLUP-22-1245311 2021-3517 18-091-01-063

971 North Road, Stone Mountain, GA 30083

Amendment

- Please review general comments
- Onsite septic system installed on property 754 North Hairston , Stone Mountain on 12/30/2003 (surrounding location).

N.4

CZ-22-1245311 2021-3518 15-217-04-024

3644 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

DeKalb County Board of Health

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12/20/2021

N.4

SLUP-22-1245321 2021-3519 15-217-04-024

3622 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

N.6

SLUP-22-1245322 2021-3520 15-023-01-142

3956 Ambrose Ridge Ct. , Ellenwood, GA 30294

Amendment

- Please review general comments.

N.7

SLUP-22-1245323 2021-3521 15-183-05-015

1691 Candle Road, Decatur, Ga 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 1888 Candler Road in 01/13/1959 indication of possible system within surrounding property.

N.8

Z-22-1245331 2021-3522 / 18-039-03-027, 18-039-03-029, 18-039-03-038,
18-039-03-039, 18-039-03-040, 18-039-03-041, 18-039-03-044, 18-039-03-
110, 18-039-03-112,

499 Rockbridge Road, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Onsite septic system installed on property 4995 Rockbridge Road in 05/04/1964 indication of possible system within surrounding property.

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/20/2021

N.9

SLUP-22-1245330 2021-3525 /15-061-02-062

3640 Platina Park Court, Decatur, GA 30034

Amendment

- Please review general comments.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Transportation/Access/Row**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

N-6



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL
lahill@dekalbcountyga.gov

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-22-1245322 Parcel I.D. #: 15-023-01-142

Address: 39 ST
Ambrose Ridge Ct
Ellerwood, GA

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour Volume (VPH) _____	Peak Hour Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

Plans and field reviewed, Nothing found that would indicate traffic flow.

Signature: [Signature]

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing deadline.

Date Received: 9/22/21 Application No: _____

APPLICANT NAME: MAGNOLIA Gardens PCH, aka Magnolia Cove

Daytime Phone: 678-697-0575 E-Mail: tcargill@comcast.net

Mailing Address: 778 Rays Road Ste 108 Stone Mountain GA 30083

Owner Name: Diego Rhodes
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-964-4731 - Nikohl E-Mail: nikhalcook@hotmail.com

Mailing Address: Owner lives out of Country - Unknown

SUBJECT PROPERTY ADDRESS OR LOCATION: 3956 Ambrose Ridge Court
Ellenwood GA DeKalb County, GA, 30294

Parcel ID: 15-0230442 Acreage or Square Feet: 3,056 Commission Districts 3

Existing Zoning: R-100 Proposed Special Land Use (SLUP) Capacity of 4
In Personal Care Home

I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: _____ Agent: _____ Signature of Applicant / Representative

Printed Name of Applicant:
Teri D. Cargill

Notary Signature and Seal:



Christine Jacobs
10-18-2021
State of Texas
Count of Dallas July 10, 2018



MAGNOLIA GARDENS

Magnolia Gardens PCH, Inc., 778 Rays Road, Suite 108, Stone Mountain, GA 30083, (404) 299-2661

September 8, 2021

RE: A Special Land Use Proposal at 3956 Ambrose Ridge Ct, Ellenwood, GA 30294

Dear Property Owner:

We would like for you to join our Zoom Video Meeting Friday, October 1, 2021 from 5:00 pm – 6:00 pm to discuss a proposed Special Land Use for the property located at 3956 Ambrose Ridge Ct, Ellenwood, GA 30294. We at Magnolia Gardens PCH, Inc. are seeking to use the property as a Community Living Arrangement.

Below are the meeting instructions.

Date: October 1, 2021 05:00 PM Eastern Standard Time (US and Canada)

Location: <https://zoom.us/join>

Meeting ID: 975 1508 1773

Passcode: 250776

Please contact our office if you have any questions regarding this meeting.

Sincerely,

Tiffini Pruitt-Britton, M.Ed.

SPECIAL LAND USE PERMIT

LETTER OF APPLICATION

THE PURPOSE OF THIS SPECIAL LAND USE APPLICATION, SUBMITTED BY MAGNOLIA GARDENS PCH, INC dba: MAGNOLIA COVE IS TO REQUEST PERMISSION TO OPERATE A PERSONAL CARE HOME WITH CAPACITY OF FOUR CLIENTS. THE FACILITY PROVIDES THE CARE SERVICES TO THE DISABLED DISABILITY. MAGNOLIA GARDENS PCH dba: MAGNOLIA COVE HAS BEEN IN OPERATION SINCE MAY 20 2010. THE EXISTING BUILDING STRUCTURE AND FLOOR PLAN MEET STATE MANDATED DEMENSION REQUIREMENTS. THE REQUIRED USE DOES NOT REQUIRE A CHANGE IN ZONING CLASSIFICATION.



Teri Cargill

Magnolia Gardens PCH, Inc

Db: Magnolia Cove

3956 Ambrose Ridge Court , Ellenwood Ga 30294

Ph: 678-697-0575

Email: tcargill@magnoliagardens.org

Website: Magnoliagardens.org

Dated: October 14, 2021

To:

Dekalb County Department of Planning and Sustainability
330 West Ponce De Leon Avenue Suite 100-500
Decatur Ga 30030

From:

Magnolia Gardens PCH Inc, dba: Magnolia Cove
3956 Ambrose Ridge Court
Ellenwood Ta 30294

Re: Impact of the proposed use and zoning

To Whom It May Concern,

We are requesting zoning for Magnolia Gardens PCH, Inc for a 4 bed resident located at 3956 Ambrose Ridge Court, Ellenwood Ga 30294.

Magnolia Gardens PCH, Inc is a pre-existing business. Magnolia Gardens PCH Inc, provide residents to Development Disabled Disability Individuals who require 24 hours supervision, ranging from age 18 to 99. We do not accept Dementia, Alzheimer, Severe physical limitations or Severe Physical Aggressive Individuals. Our cooks make delicious home cooked meals 3 times a day. We also provide snacks and every day activities. Some Residents are very active in the community even having jobs.

Magnolia Gardens PCH is a licensed Medicaid Provider, governed by DCH and DBHDD. Magnolia Gardens is a Community Living Arrangement known as a (CRA Home).

Per DCH and DBHDD state Rules and Regulations, CRA homes are required to have 1 staff per 4 awake hours and 1 staff per sleep hours. However, we provide 1 staff during awake hours and an additional staff for 8 hours during the daytime. Some residents attends a Day Center for 6 hours a day.

We currently provide outings into the community twice a month. But indoor activities are twice a week.

There is no need for expansions, remodeling or additions to the resident's interior or exterior frame. The driveway has four spots to accommodate visitors and the garage has 2 spots for staff parking. The residents to not drive so there is not a need for a parking for them.

Thanks

Teri Cargill, Director

Dated: October 14, 2021

To:

Dekalb County Department of Planning and Sustainability
330 West Ponce De Leon Avenue Suite 100-500
Decatur Ga 30030

From:

Magnolia Gardens PCH Inc, dba: Magnolia Cove
3956 Ambrose Ridge Court
Ellenwood Ta 30294

To Whom It May Concern,

An application has been filed by Magnolia Gardens PCH Inc, to operate a 4 bed Resident located at 3956 Ambrose Ridge Court, Ellenwood Ga 30294.

DBHDD approved Magnolia Gardens PCH, Inc on 05/20/2010 for 4 beds. Please see attached licensed.

Magnolia Gardens PCH, Inc is a Personal Care Home that has been a part of the Ellenwood Community since 2010. We provide 24 hours oversight to Development Disabled Disability Individuals ages from 21-99 years old.

Magnolia Gardens is an Approved Medicaid Provider. The Residents all have a Medicaid Waiver and are referred to us from DBHDD. Magnolia Gardens received funds from DBHDD to provide care and daily needs of the resident, (i.e. doctor appointment, medication assistance, transporting, toileting, grooming, showing/bath, Diet Restrictions, Eating, Food Preparation, shaving, etc.

We have identified there is a great need to help Development Disabled Disability Individuals in Dekalb County.

Thanks

Teri Cargill, Director

DEPARTMENT OF PLANNING & SUSTAINABILITY

AUTHORIZATION

The property owner should complete this form or a similar signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 25 August 2021

TO WHOM IT MAY CONCERN:

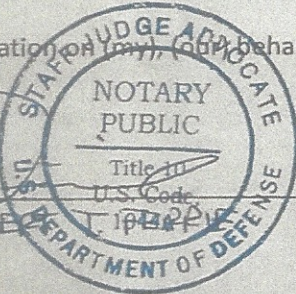
(I), (WE) Wieso Rhodes
Name of owner(s) (If more than one owner, attach a separate sheet)

Being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Leri Cassill

Name of Agent or Representative

to file an application on (my) (our) behalf.


[Signature]
Notary Public

[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

jonesorleesa@yahoo.com

Applicant Name: Teri Cargill Phone: 678-997-0575 Email: tcargill@magnolia

Property Address: 3956 Ambrose Ridge Ct. Ellenwood, 30294 gardens.org

Tax Parcel ID: 15-023-01-142 Comm. District(s): 3, 6 Acreage: .27 acre

Existing Use: Single-Family Home Proposed Use PCH, Group

Supplemental Regs: _____ Overlay District: _____ DRI: NO

Rezoning: Yes _____ No X

Existing Zoning: R-100 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: Soapstone Ridge OVD

Land Use Plan Amendment: Yes _____ No X

Existing Land Use: SUB Proposed Land Use: _____ Consistent _____ Inconsistent _____

Special Land Use Permit: Yes X No _____ Article Number(s) 27

Special Land Use Request(s) Personal Care Home, Group, (4) to persons

Major Modification: No

Existing Case Number(s): _____

Condition(s) to be modified: _____

Teri D Cargill

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: PC: BOC:
 Letter of Intent: Impact Analysis: Owner Authorization(s): Campaign Disclosure:
 Zoning Conditions: Community Council Meeting: Public Notice, Signs:
 Tree Survey, Conservation: Land Disturbance Permit (LDP): Sketch Plat:
 Bldg. Permits: Fire Inspection: Business License: State License:
 Lighting Plan: Tent Permit: Submittal Format: NO STAPLES, NO BINDERS PLEASE

Review of Site Plan *N.A.* *— Bilco Lane*

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____
 Frontage: _____ Street Widths: _____ Landscape Strips: _____ Buffers: _____
 Parking Lot Landscaping: _____ Parking - Auto: Parking - Bicycle: _____ Screening: _____
 Streetscapes: _____ Sidewalks: _____ Fencing/Walls: _____ Bldg. Height: _____ Bldg. _____
 Orientation: _____ Bldg. Separation: _____ Bldg. Materials: _____ Roofs: _____ Fenestration: _____
 Façade Design: _____ Garages: _____ Pedestrian Plan: _____ Perimeter Landscape Strip: _____
 Possible Variances *N.A.*

Comments:

- limited to 4 persons as a Medicaid service provider
- proposed conditions: driveway plans for visitors only
- Ms. Cargill currently operates group PCH "Magnolia", 5348 Kelleys Creek Dr.

Planner: *Melora Furman*

Date: *8/17/21*

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OL, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00



GEORGIA DEPARTMENT OF
COMMUNITY HEALTH

STATE OF GEORGIA

COMMUNITY LIVING ARRANGEMENT PERMIT

This is to certify that a permit is hereby granted to

MAGNOLIA GARDENS PCH, INC.
(Name of Governing Body)

to maintain and operate a

Community Living Arrangement named a

MAGNOLIA COVE
(Name of Residence)

for 4 residents,
(number served)

Said residence and premises are located a

3956 AMBROSE RIDGE COURT

in ELLENWOOD
(City or Town)

30294
(Zip Code)

County of

DEKALB

, Georgia.

Permit effective date is Thursday, May 20, 2010

and remains in effect unless revoked or suspended

"This permit is granted pursuant to the authority vested in the Department of Community Health pursuant to O.C.G.A. Secs. 31-7-1 and 37-1-22 and signifies that its facilities and operations comply with the Rules and Regulations of the Department of Community Health on the date this permit was issued."

THIS PERMIT IS NOT TRANSFERABLE

PERMIT NO. _____

044-01-884-2

In Witness Whereof, we have hereunto set our hand this 20TH day of

MAY

2010

GEORGIA DEPARTMENT OF COMMUNITY HEALTH

HEALTHCARE FACILITY REGULATION DIVISION


Doug Colburn, Division Chief

GEORGIA, DEKALB COUNTY AFFIDAVIT FOR REGISTRATION OF TRADE NAME

FILED
2009 SEP 15 4 11:40
CLERK OF SUPERIOR COURT
DEKALB COUNTY, GA.

Personally appeared before me,

1. TERI D. CAYGILL
who on oath deposes and says that:

2. A. Magnolia Gardens PCH, Inc.

B. _____

C. _____

D. _____

3. Whose address(es) are:

A. 5348 Kelleys Creek Drive, Stone Mountain GA 30088

B. _____

C. _____

D. _____

4. Is/Are doing business in DeKalb County, Georgia at

5. 3956 Ambrose Ridge Court, Ellenwood GA 30294

6. Under the name and style of Magnolia Cove

7. The nature of the business to be carried on is Personal Care Home

This affidavit is made pursuant to Georgia Code Annotated 10-1-490.

8. Teri D. Caygill

9. Sworn to and subscribed

Before me this 14 day of

September

Jeffrey Pruitt
Notary Public/Deputy Clerk

Clayton County, Georgia



90055 06166



MAGNOLIA GARDEN PCH, INC
778 RAYS RD STE 108
STONE MOUNTAIN GA 30083

7083

64-5/610 GA
15527

DATE 10/28/21

PAY
TO THE
ORDER OF

DeKalb County

\$ 400.00

Four hundred

DOLLARS

Bank of America

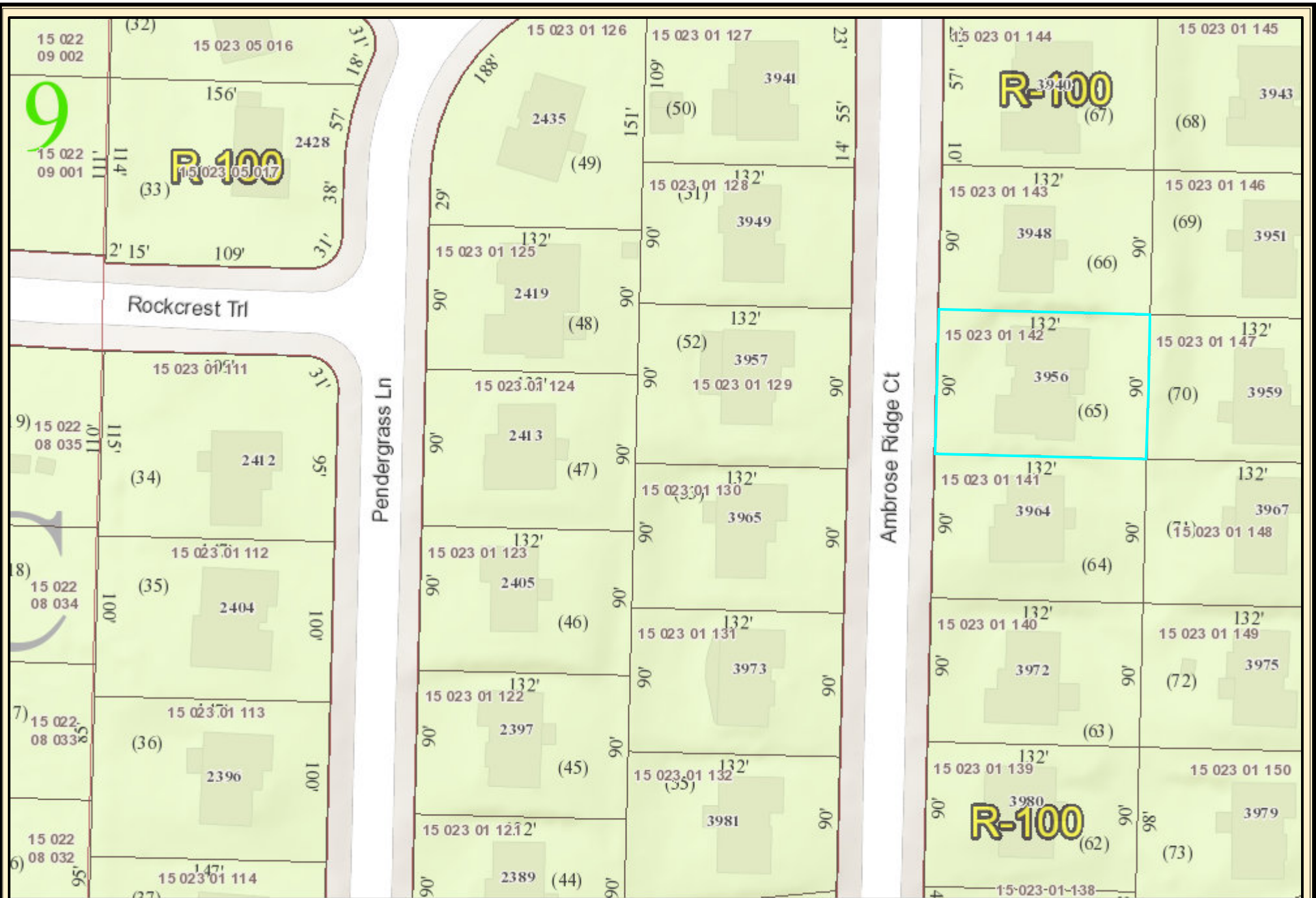
ACH R/T 061000052

Jew D Gill

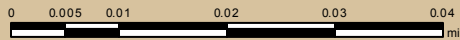
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DeKalb County Parcel Map



Date Printed: 12/27/2021



DeKalb County GIS Disclaimer

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