



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: 15-203-01-142

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 No address listed

Applicant/Agent: Magnolia Gardens PCH, The Magnolia Cove 778 Rays Road Ste 108 Stone Mountain, Ga 30083

Acreage: .27 Acres

Existing Land Use: One-story single family residential detach. Approximately 3,257 square feet

Surrounding Properties: To the north, south, east, west: Residential Medium Lot District (R-100)

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: Single Family detached residential
Proposed Lot Coverage: N/A	Existing Lot Coverage: N/A

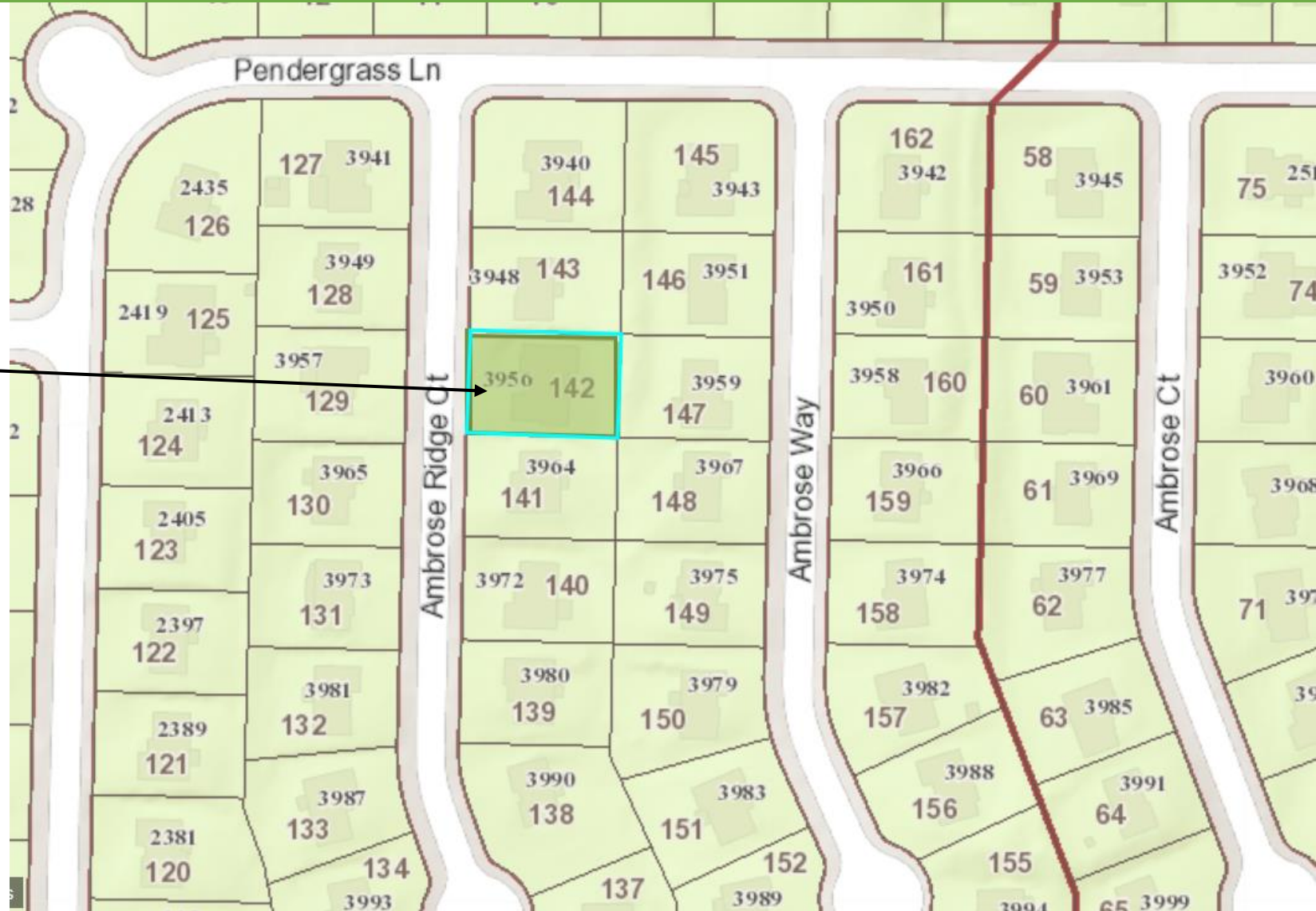
N.6

3956 Ambrose Ridge Court Zoning Map

Site Location: 3956 Ambrose Ridge Court
Parcel: 15-203-01-142



Zoning: R-100 (Medium Lot Residential Lot)



N.6 3956 Ambrose Ridge Court Future Land Use Zoning Map

Site Location: 3956 Ambrose Ridge Court
Parcel: 15-203-01-142



Future Land Use:
Suburban



N.6

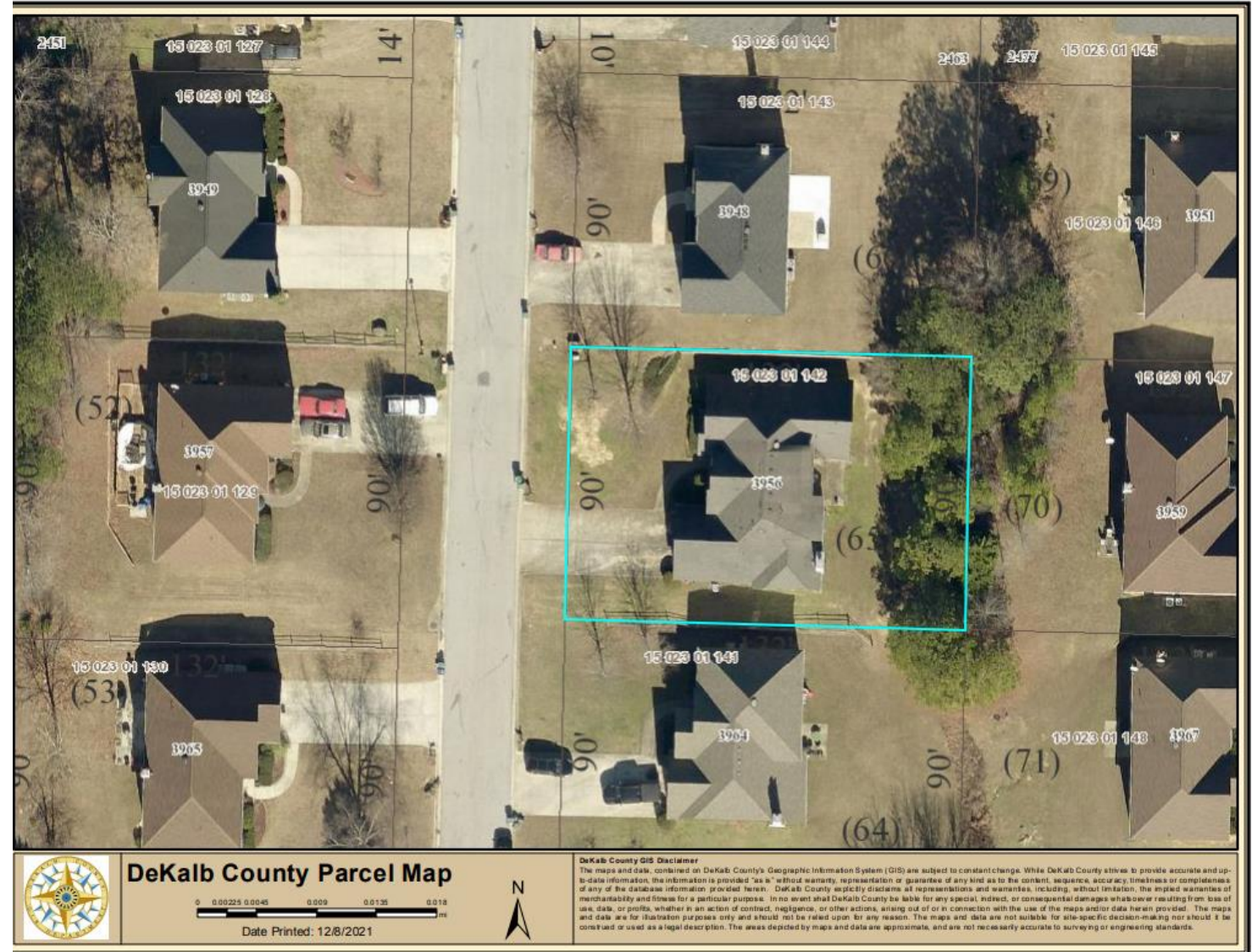
3956 Ambrose Ridge Court

Aerial Map

Site Location: 3956 Ambrose Ridge Court

Parcel: 15-203-01-142

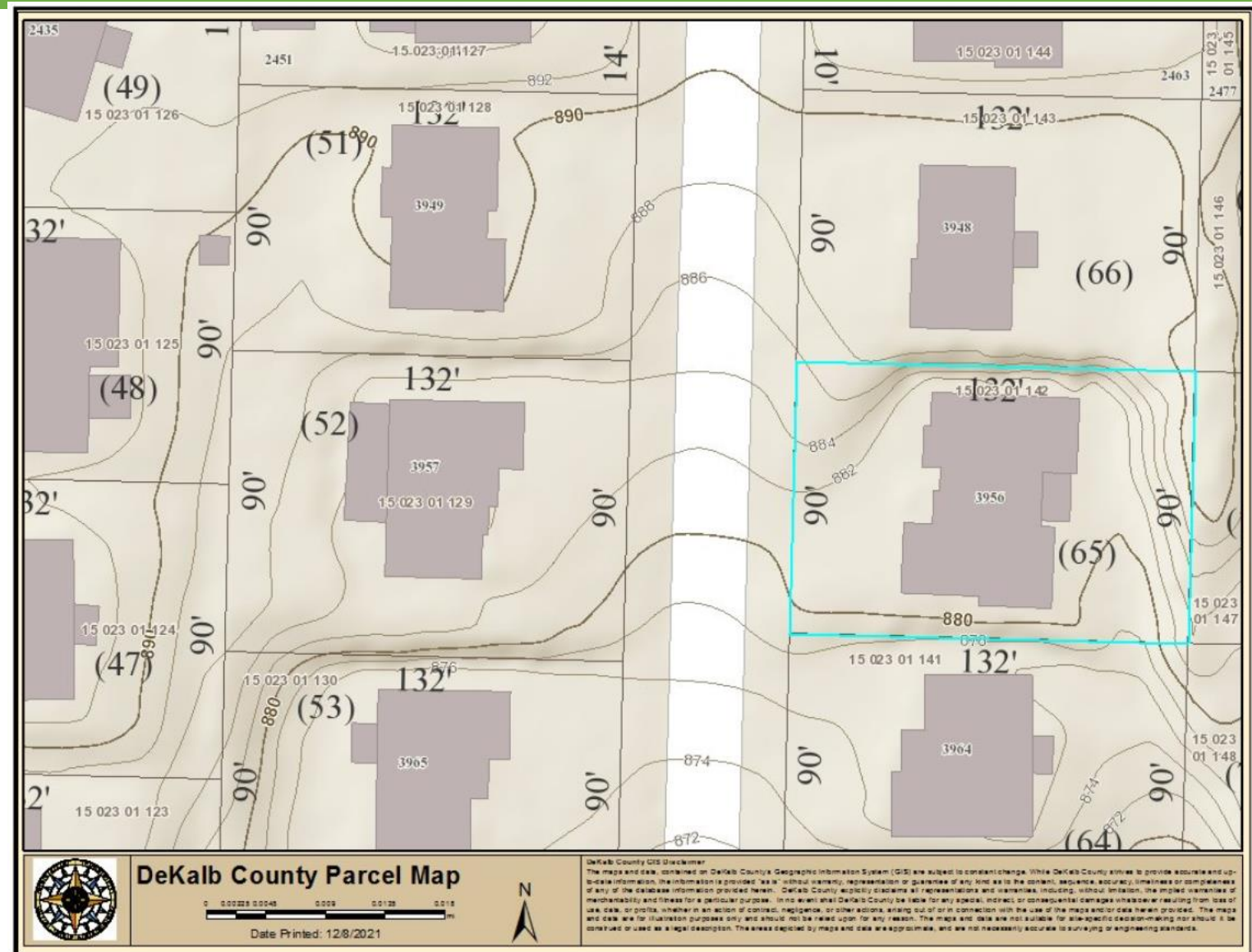
Future Land Use:
Suburban



Site Location: 3956 Ambrose Ridge Court

Parcel: 15-203-01-142

Future Land Use:
Suburban



ABBREVIATIONS:

- A.F.F ABOVE FINISHED FLOOR
- ALT. ALTERNATE
- ALUM. ALUMINUM
- APPROX. APPROXIMATE
- ARCH. ARCHITECT
- BD. BOARD
- BLDG. BUILDING
- C.J. CONTROL JOINT
- C.E.M. CEMENT
- CER. CERAMIC
- CLG. CEILING
- CLR. CLEAR
- CMU. CONCRETE MASONRY UNIT
- COL. COLUMN
- CONC. CONCRETE
- CONT. CONTINUOUS
- CORR. CORRIDOR
- CPT. CARPET
- CSK. COUNTERTOP
- CT. CERAMIC TILE
- DET. DETAIL
- DIA. DIAMETER
- DN. DOWN
- DWG. DRAWING
- EA. EACH
- E.I.F.S. EXTERIOR INSULATION AND FINISH SYSTEM
- ELEC. ELECTRICAL
- ELEV. ELEVATION
- EQ. EQUAL
- EXIST. EXISTING
- E.J. EXPANSION JOINT
- EXT. EXTERIOR
- F.D. FLOOR DRAIN
- F.E. FIRE EXTINGUISHER CABINET
- FIN. FINISH
- FL. FLOOR
- GALV. GALVANIZED
- GYP. GYPSUM
- HGT. HEIGHT
- HORZ. HORIZONTAL
- HR. HOUR
- I.D. INSIDE DIAMETER
- INSUL. INSULATION
- JT. JOINT
- LAM. LAMINATED
- F.F.E. FINISHED FLOOR ELEVATION
- F/R FIRE RATED
- MANU. MANUFACTURER
- MAX. MAXIMUM
- MECH. MECHANICAL
- MIN. MINIMUM
- MISC. MISCELLANEOUS
- MTL. METAL
- M.O. MASONRY OPENING
- N.I.C. NOT IN CONTRACT
- N.T.S. NOT TO SCALE
- NOM. NOMINAL
- O.C. ON CENTER
- O.D. OUTSIDE DIAMETER
- OPP. OPPOSITE
- OPG. OPENING
- PLY. PLYWOOD
- PREP. PREPARATION
- P.J.F. PRE-MOLDED JOINT FILLER
- P.T. PRESSURE TREATED
- Q.T. QUARRY TILE
- RAD. RADIUS
- REIN. REINFORCEMENT
- REQ. REQUIRED
- RES. RESILIENT
- RM. ROOM

- R.O. ROUGH OPENING
- S.C. SOLID CORE
- S.F. SQUARE FOOT
- SHT. SHEET
- STD. STANDARD
- STL. STEEL
- STOR. STORAGE
- STRUC. STRUCTURAL
- SUSP. SUSPENDED
- T/S. (T.O.S) TOP OF STEEL
- TEL. TELEPHONE
- THK. THICKNESS
- TYP. TYPICAL
- U.N.O. UNLESS NOTED OTHERWISE
- UTE. UTILITY
- V.C.T. VINYL COMPOSITE TILE
- VERT. VERTICAL
- V.W.C. VINYL WALL COVERING
- WI. WITH
- W.C. WATER CLOSET
- W.D. WOOD
- WT. WEIGHT
- W.W.F. WOVEN WIRE FABRIC

FIRE CODES:

- NFPA CODES AND STANDARDS: CURRENT EDITION
- NFPA 101 LIFE SAFETY CODE: 2012 EDITION
- INTERNATIONAL FIRE CODE (IFC) 2012 EDITION WITH 2014 AMENDMENTS
- O.C.G.A. TITLE 25 (STATE FIRE LAW)
- O.C.G.A. TITLE 30 (ACCESS TO AND USE OF PUBLIC FACILITIES BY PERSONS WITH DISABILITIES) 2010 ADA STANDARDS

APPLICABLE CODES:

- INTERNATIONAL**
- INTERNATIONAL RESIDENTIAL CODE: 2012 EDITION WITH 2014, 2015, 2016 AMENDMENTS
 - INTERNATIONAL BUILDING CODE: 2018 EDITION WITH 2020 GA AMENDMENTS
 - INTERNATIONAL FIRE CODE: 2018 EDITION WITH 2020 F.M. AMENDMENTS
 - NFPA 101 LIFE SAFETY CODE: 2018 EDITION WITH 2020 GA. AMENDMENTS
 - INTERNATIONAL PLUMBING CODE: 2018 EDITION WITH 2020 GA. AMENDMENTS
 - INTERNATIONAL MECHANICAL CODE: 2018 EDITION WITH 2020 GA. AMENDMENTS
 - INTERNATIONAL FUEL GAS CODE: 2018 EDITION WITH 2020 GA. AMENDMENTS
 - NFPA NATIONAL ELECTRIC CODE: 2017 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION WITH 2020 GA SUPPLEMENTS AND AMENDMENTS

SCOPE OF WORK:

1. OWNER SEEKING CERTIFICATE OF OCCUPANCY FOR PERSONAL CARE HOME.
2. NO WORK. MOVE-IN, AS-IS.

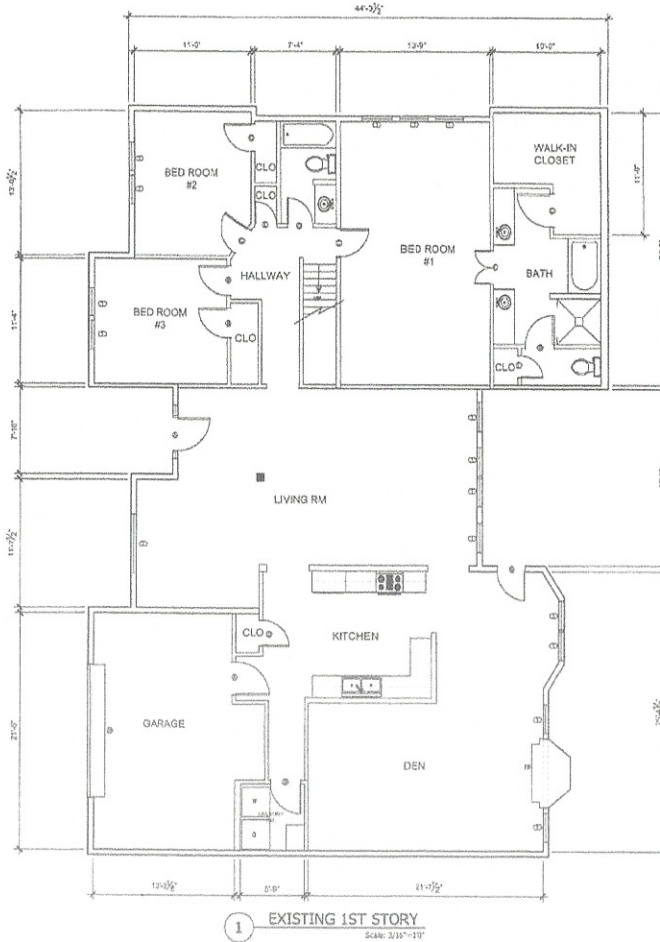
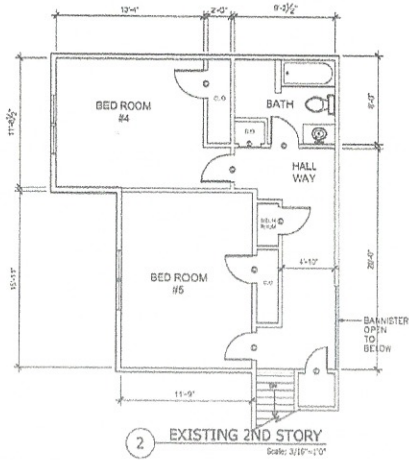
NARRATIVE:

OWNER UNDERGOING SPECIAL LAND USE PERMIT PROCESS TO RE-ZONE HOUSE TO ACCOMMODATE A PERSONAL CARE HOME.

SQUARE FOOTAGE CHART	
TOTAL	3,257
EXISTING	3,257
PROPOSED	N/A
HEATED	2,907
UNHEATED	300
UNHEATED ALTERED INTO HEATED	N/A
PER LEVEL	N/A
GARAGE/CARPORT	300
HABITABLE ATTIC	N/A

DOOR SCHEDULE			
NO.	SYMBOL	TYPE	QUANTITY
1	D-1	6'0" x 2'0" CASE	1
2	D-2	6'0" x 2'0" CASE	1
3	D-3	6'0" x 2'0" CASE	1
4	D-4	6'0" x 2'0" CASE	1
5	D-5	6'0" x 2'0" CASE	1
6	D-6	6'0" x 2'0" CASE	1
7	D-7	6'0" x 2'0" CASE	1
8	D-8	6'0" x 2'0" CASE	1
9	D-9	6'0" x 2'0" CASE	1
10	D-10	6'0" x 2'0" CASE	1

WINDOW SCHEDULE			
NO.	SYMBOL	TYPE	QUANTITY
1	W-1	4'0" x 6'0"	1
2	W-2	4'0" x 6'0"	1
3	W-3	4'0" x 6'0"	1
4	W-4	4'0" x 6'0"	1



PERSONAL CARE HOME
3956 AMBROSE RIDGE COURT
ELLENWOOD, GA 30297

PROPERTY INFORMATION:

ZONING AND OCCUPANCY:
R4

BUILDING HEIGHT:
25'-0" FROM GROUND TO SUMMIT
TWO STORY

CONSTRUCTION TYPE:
TYPE 2-CONCRETE SLAB, WOOD FRAME

OWNER:

GREATER ATLANTA PROPERTIES
3330 TOWANDA DRIVE
ATLANTA, GA 30349
404/964-4731

BUSINESS INFORMATION

HANGNOLA GARDENS PCH, INC.
778 RAYS ROAD, SUITE-108
STONE MOUNTAIN, GA 30083

INDEX:
A.01.001 COVER SHEET, EXISTING FLOOR PLAN AND PROJECT DATA

ALL DIMENSIONS AND EXISTING FIELD CONDITIONS MUST BE VERIFIED BY GENERAL CONTRACTOR

HYPOTENUSE
FLOOR PLANS & DESIGNS

CAD SPECIALIST:
ORLEESA JONES
678/933-4408
www.hypotenuse.biz

RESIDENTIAL PROJECT
PERSONAL CARE HOME
3956 AMBROSE RIDGE COURT
ELLENWOOD, GA 30294

COVER SHEET AND PROJECT DATA

Not Released For Construction
Release For Construction

DATE:
OCTOBER 26, 2021

PROJECT NAME:
PERSONAL CARE HOME

TABLE NO:
A.01.001
COVER SHEET & PROJECT DATA

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
County of Dallas July 10, 2018