

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: _____

APPLICANT NAME: Liagiba, Inc dba Abigail Manor PCH

Daytime Phone #: 770 413 7387 Fax #: 770 680 2245

Mailing Address: 518 Lake Michele Court, Stone Mountain
GA 30088 E-mail: abigailmanor@comcast.net

OWNER NAME: Lynette Williams (If
more than one owner, attach contact information for each owner)

Daytime Phone #: 770 490 7133 Fax #: 770 680 2245

Mailing Address: 1639 Briar bend court, Stone Mountain
GA 30088 E-mail: lynwilliams75@comcast.net

SUBJECT PROPERTY ADDRESS OR LOCATION: 518 Lake Michele Court
Stone Mountain, DeKalb County, GA, 30088

District(s): 18 Land Lot(s): 18 Block(s): B Parcel(s): 1801801093

Acreage or Square Feet: 0.6 Commission District(s): 4 Existing Zoning: R-100/SLUP

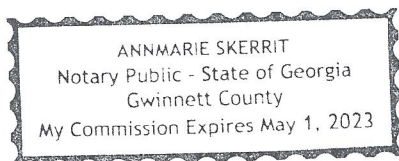
Proposed Special Land Use (SLUP): Existing PCH increasing from 3 to 4

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

Owner: ☒ Agent: _____ Signature of Applicant: [Signature]
(Check One)

Printed Name of Applicant: Lynette Williams

Notary Signature and Seal:



DeKalb County

404.371.2155 (o)
404.371.4556 (f)

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

Chief Executive Officer
Michael Thurmond

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)

Applicant Name: Evan F. Williams Phone: 770-365-6820 Email: abigailmanor@comcast.net

Property Address: 518 Lake Michele Ct, Stn. Mtn., GA 30088

Tax Parcel ID: 18 018 01 093 Comm. District(s): _____ Acreage: 0.60 acres

Existing Use: Personal Care Home Proposed Use Personal Care Home

Supplemental Regs: _____ Overlay District: _____ DRI: _____

Rezoning: Yes _____ No _____

Existing Zoning: ✓ Proposed Zoning: _____ Square Footage/Number of Units: 1801 sq ft

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _____

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

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

Special Land Use Request(s) _____

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified:

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Daytime Phone #: 770 365 6820 Fax #: 770 680 2245

Mailing Address: 1639 Briar bend Court, Stone Mountain
GA 30088 E-mail: evanwilliams267@yahoo.com

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Owner: ☒ Agent: _____ Signature of Applicant: Evan Williams
(Check One)

Printed Name of Applicant: EVAN F. WILLIAMS

Notary Signature and Seal:

[Signature]



Notice of Special Land Use Permit Application Community Meeting

To: Neighbors

From: Abigail Manor Personal Care Home
518 Lake Michele Court, Stone Mountain, Georgia 30088

RE: REVISED MEETING DATE

We are planning to apply for a Dekalb County Special Land Use Permit for our facility, which was established in 2003. The permit is to increase our current 3 Resident occupancy to 4. According to Dekalb County Ordinance, we are holding a Community Meeting, where you can find out more about the proposal, ask questions, and voice your opinion at the following Community Meeting:

Date: February 23, 2022

Time: 7:30PM

Location: Join Zoom Meeting
<https://us05web.zoom.us/j/85385929047?pwd=Q2phZnM1dTJDSU1Wb0lzOEcwSnJEQT09>

Meeting ID: 853 8592 9047

Passcode: nD9Tv0

If you have any questions about the meeting, please call (770) 365-6820, (770) 490-7133 or **abigailmanor@comcast.net**. We look forward to seeing you there!

Sincerely,

Evan F. Williams

Lynette A. Williams

Attendees of the Pre-Submittal Community Meeting

- 1) Glenda Harrison
- 2) Janet Curtis
- 3) Mike Cooper
- 4) Matt Leatherman
- 5) Venesa Wingo- 510 Lake Michele Court
- 6) Sharon Devaul- 5299 Omalley Lane

Letter of Application

- A) The proposed zoning classification is zoned as a R-100. No new zoning is proposed.
- B) The reason for the rezoning or special land use permit request is to increase the residential occupancy from 3 to 4 in a Personal Care Home.
- C) The existing and proposed use of the property is for a personal care home which was established in 2003. The proposed use is still the same.
- D) Detailed characteristics of the proposed use is for a personal care home used for developmentally disabled adults who need daily help with things like meal preparation, hygiene assistance, and housing and transportation.

2,283 Sq ft, Not sure of the building height, 1 unit, 6 employees, 24 hours of operation.

IMPACT ANALYSIS Criteria: Sec 27-7.4.6 The following criteria shall be considered by the Department of Planning and Sustainability, the Planning Commission and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application, and unless the application is in compliance with all applicable regulations in Article 7.

- A. Adequacy of the size of the site for 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.

The home is approximately 2283 square feet, on a developed 0.6 acres of property. With 4 bedrooms and 2 bathrooms and 4 parking spacing in driveway.

- B. Compatible of the proposed use with adjacent properties and land use and other properties and land uses in the district.

This is a residential living facility like all the other properties that are zoned R-100.

- C. Adequacy of public services, public facilities and utilities to serve the use contemplated.

All public services are available and ongoing.

- 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.

The home is located in a cul-de-sac where there is adequate room to turn around. Traffic is normal for residents in the cul-de-sac. Access is not a problem.

- E. Whether or not 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.

The residents are transported in one vehicle by staff. That will not impact traffic along the street.

- F. Ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with particular references to pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.

No newly proposed building.

- G. Whether or not 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.

No. No new building proposed. This is a facility with existing operations that has not and will not create any adverse impact.

- H. Whether or not the proposed use will create adverse impacts upon any adjoin land use by reason of the hours of operation of the proposed use.

Hours of operation are 24 hours but only activity inside of the home with no impact on the environment.

- I. Whether or not the proposed use will create adverse impact upon any adjoin land use by reason of the manner of operation of the proposed use.

No expected impact on exterior land use.

- J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located.

Yes, this is a R-100 zoning district. This facility will be run as a residence.

- K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan.

The proposed use is consistent with the policies of the Comprehensive Plan.

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

No required buffer zones.

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

This is an existing facility with adequate public services.

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

No. This permit should be for an unlimited duration.

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

Not proposing any new construction. This property is like the neighboring properties.

P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources.

No.

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

Yes. It satisfies Section 4.2.4.1 Personal Care Home.

Sec. 4.2.4.1. Personal Care Homes and Child Caring Institutions.

1. Personal Care Home, general requirements.

- a. 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.

Currently have permit to serve 3 residents. In the process of getting all needed permits to increase capacity to 4.

- b. No Personal Care Home may display any exterior signage that violates the sign ordinance in Chapter 21 of the Code or the sign provisions in the zoning regulations for the underlying zoning district where the Personal Care Home is located.

No signs are outside

- c. Personal Care Homes may apply for an FHA Accommodation Variance as provided for in Section 7.5.9 of this Chapter.

Not applicable.

2. Personal Care Home, group (three (3) to four (4) persons).

- a. 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.

As is site plan turned in with the SLUP.

- b. 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.

4 parking spots are in the driveway.

- c. In order to prevent institutionalizing residential neighborhoods, no group personal care home located in the RE, R-LG, R-100, R-85, R-75, R-50, R-SM, or MR-1 zoning district may be operated within one thousand (1000) 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.

No personal care homes are within 1000 feet.

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

No new height is proposed.

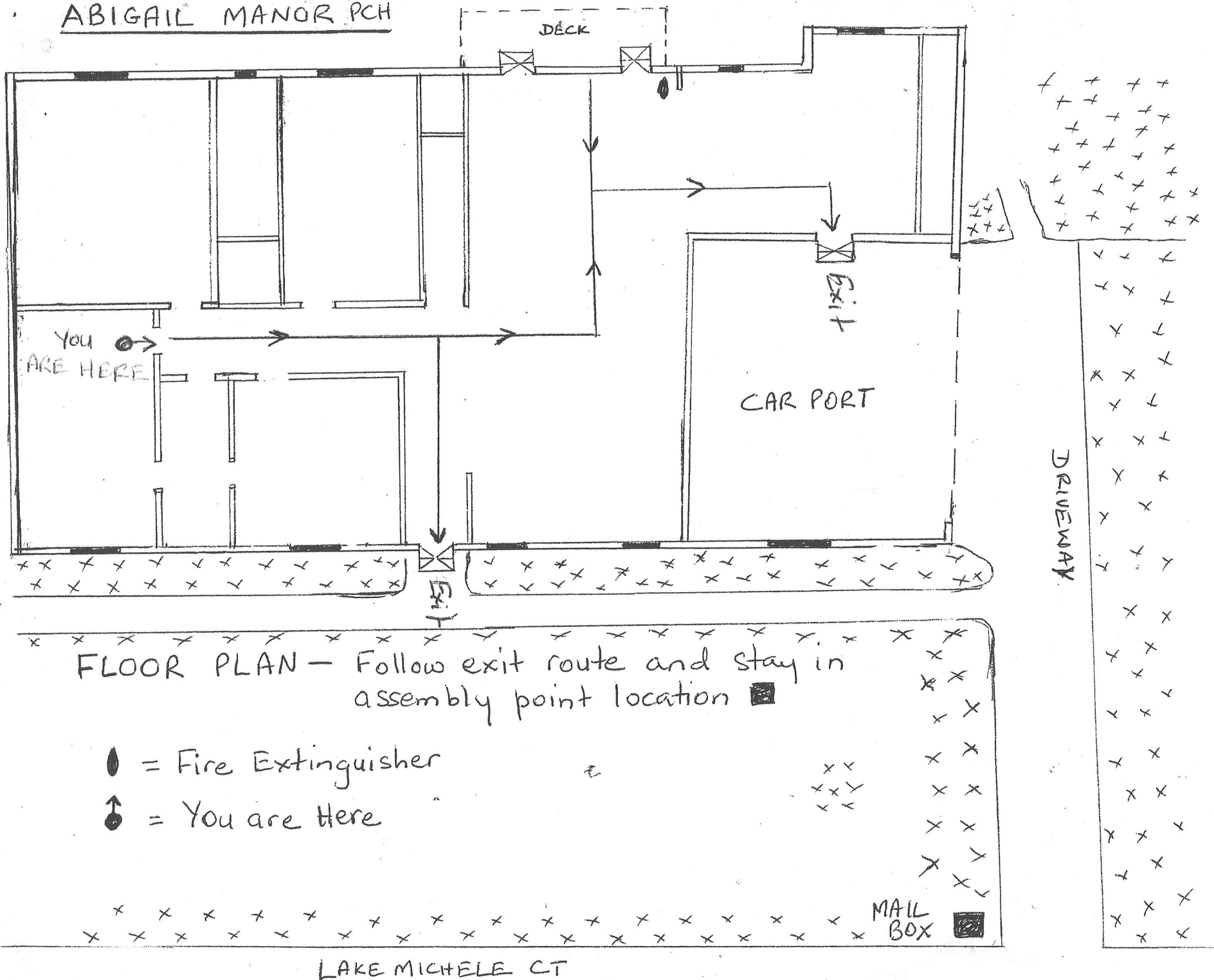
- S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole be compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan.

Yes. The use is for citizens who need daily help with things like meal preparation, hygiene assistance, transportation and housing.

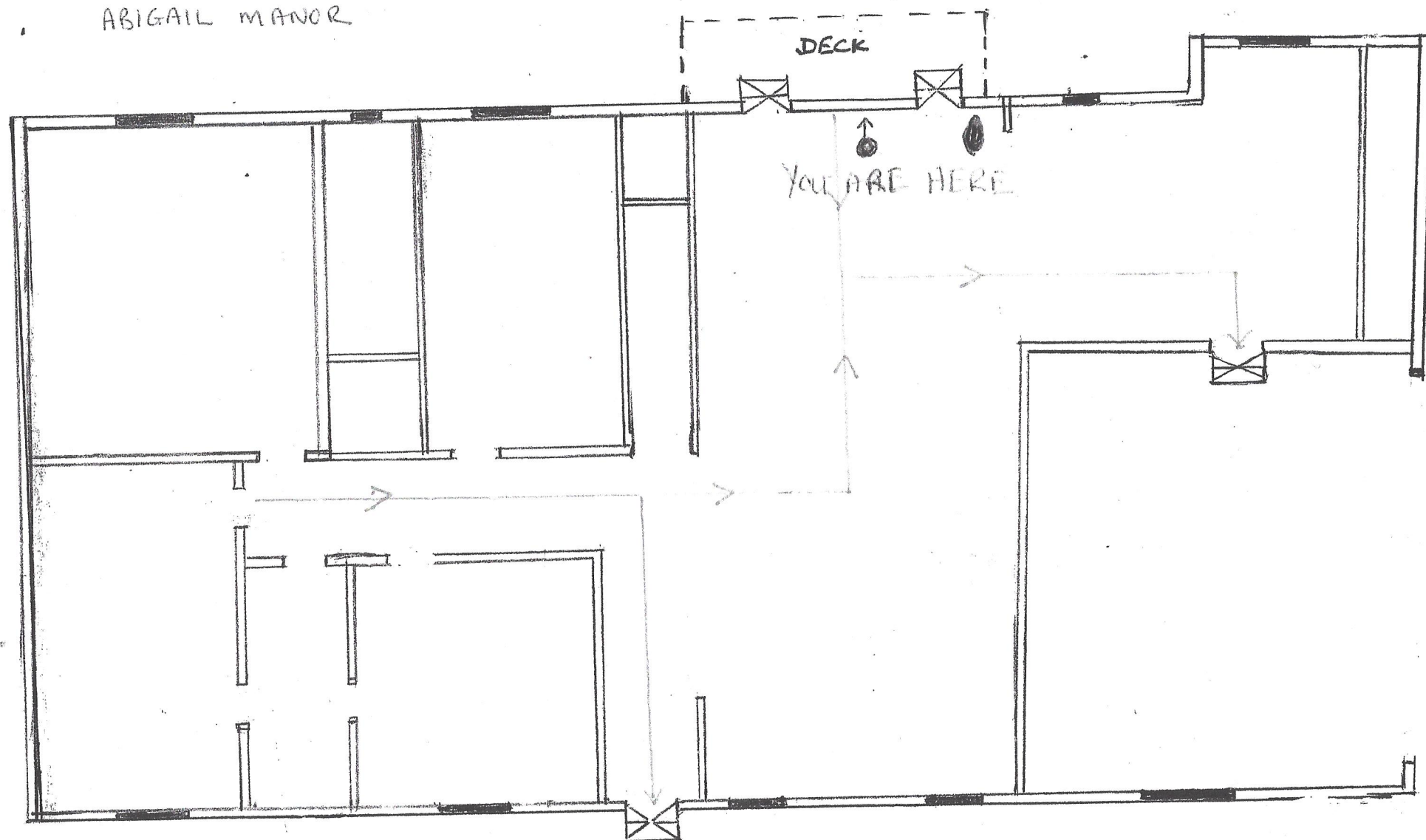
- T. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

This is an existing personal care home, which was established in 2003, and has been operating as a 3 resident occupancy and now we want to increase it to 4.

ABIGAIL MANOR PCH



ABIGAIL MANOR



Floor Plan — Follow exit route and stay in assembly point location. ■

● = Fire Extinguisher

↑ = You are Here

■ = Assembly Point

MAIL BOX

