

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district, at 1816 Enid Drive.

PETITION NO: N8-2025-0631 SLUP-25-1247516

PROPOSED USE: Personal care home, for up to six (6).

LOCATION: 1816 Enid Drive, Lithonia, Georgia 30058

PARCEL NO. : 16 188 03 006

INFO. CONTACT: Lucas Carter, Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: (June 2025) Approval with a condition.

PLANNING COMMISSION: (July 8, 2025) Pending.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The applicant requests a Special Land Use Permit to expand an existing personal care home from three residents to a maximum of six residents. The facility, known as Happy's Manner, has operated under state licensure at this location since 2014. The subject property is developed with a one-story single-family home on a 0.46-acre lot in the R-85 zoning district. No additions or exterior modifications are proposed. The applicant will increase staffing from two to four personnel to accommodate the additional residents, maintaining coverage through two 12-hour shifts. The use remains residential in scale and appearance and is compatible with the surrounding R-85 zoned properties, which consist of detached single-family homes. Operations such as visitation, refuse handling, and daily activities are managed in a way that minimizes potential neighborhood impacts. The home includes a standard residential driveway that can accommodate up to four vehicles, meeting off-street parking requirements for the use. No on-street parking is proposed or permitted. The application complies with Section 4.2.41 of the Zoning Ordinance, which requires a minimum 1,000-foot separation from other personal care homes, with the nearest being 1,300 feet away. No structural expansions are planned, and all operations will continue within the existing footprint. The property has adequate access from Enid Drive for both visitors and emergency vehicles. The proposed intensity and residential character of the use are consistent with the Comprehensive Plan designation of Suburban (SUB), which supports aging-in-place housing options and context-sensitive care models in established neighborhoods (Page 14, 2050 Comprehensive Plan). Upon review of Section 27-7.4.6 (Special Land Use Permit Criteria A–T) and Section 4.2.41 (Supplemental Regulations for Personal Care Homes) of the Zoning Ordinance, Staff recommends ***“Approval with Conditions”*** of the request to allow a personal care home for up to six (6) adults at 1816 Enid Drive. The use aligns with the Suburban character area and presents no adverse physical or operational concerns.

PLANNING COMMISSION VOTE: (July 8, 2025) Pending.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2025) Approval with one (1) condition 6-0-0. Community Council District 5 voted to approve with the condition of a long-term lease of “5 years - 3 years firm”.

SLUP-25-1247516 (2025-0631)
Recommended Conditions – July 2025
1816 Enid Drive, Lithonia, GA 30058

1. The Special Land Use Permit shall be issued to Meleshia Myrie for the operation of a personal care home serving up to six (6) individuals and shall not be transferable.
2. The number of residents shall not exceed six (6) individuals.
3. All staff and visitor parking shall be accommodated on the existing driveway. On-street parking is prohibited.
4. The Special Land Use Permit shall expire after 5 years and shall require a new SLUP to continue operation. Failure to renew may result in revocation.



DeKalb County Government Services Center
178 Sams Street
Decatur, GA 30030
404-371-2155

www.dekalbcountyga.gov/planning
<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

Planning Commission Hearing Date: July 8, 2025
Board of Commissioners Hearing Date: July 24, 2025

STAFF ANALYSIS

Case No.:	SLUP-25-1247516	Agenda #: 2025-0631
Address:	1816 Enid Drive Lithonia, GA 30058	Commission District: 05 Super District: 07
Parcel ID(s):	16 188 03 006	
Request:	Special Land Use Permit (SLUP) to allow a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district.	
Property Owner(s):	Meleshia Myrie	
Applicant/Agent:	Meleshia Myrie	
Acreage:	0.46 acres	
Existing Land Use:	Personal Care Home for 3 or fewer individuals	
Surrounding Properties:	North: R-85 (Residential Medium Lot-85) East: R-85 South: R-85 West: R-85	
Comprehensive Plan:	SUB (SUBURBAN)	Consistent X Inconsistent

Staff Recommendation: Approval with conditions

The applicant requests a Special Land Use Permit to expand an existing personal care home from three residents to a maximum of six residents. The facility, known as Happy's Manner, has operated under state licensure at this location since 2014. The subject property is developed with a one-story single-family home on a 0.46-acre lot in the R-85 zoning district. No additions or exterior modifications are proposed. The applicant will increase staffing from two to four personnel to accommodate the additional residents, maintaining coverage through two 12-hour shifts.

The use remains residential in scale and appearance and is compatible with the surrounding R-85 zoned properties, which consist of detached single-family homes. Operations such as visitation, refuse handling, and daily activities are managed in a way that minimizes potential neighborhood impacts. The home includes a standard residential driveway that can accommodate up to four vehicles, meeting off-street parking requirements for the use. No on-street parking is proposed or permitted. The application complies with Section 4.2.41 of the Zoning Ordinance, which requires a minimum 1,000-foot separation from other personal care homes, with the nearest being 1,300 feet away.

No structural expansions are planned, and all operations will continue within the existing footprint. The property has adequate access from Enid Drive for both visitors and emergency vehicles. The proposed intensity and residential character of the use are consistent with the Comprehensive Plan designation of Suburban (SUB), which supports aging-in-place housing options and context-sensitive care models in established neighborhoods (Page 14, 2050 Comprehensive Plan).

Upon review of Section 27-7.4.6 (Special Land Use Permit Criteria A–T) and Section 4.2.41 (Supplemental Regulations for Personal Care Homes) of the Zoning Ordinance, staff recommends ***"Approval with conditions"*** of the request to allow a personal care home for up to six (6) adults at 1816 Enid Drive. The use aligns with the Suburban character area and presents no adverse physical or operational concerns.

Conditions:

1. The Special Land Use Permit shall be issued to Meleshia Myrie for the operation of a personal care home serving up to six (6) individuals and shall not be transferable.
2. The number of residents shall not exceed six (6) individuals.
3. All staff and visitor parking shall be accommodated on the existing driveway. On-street parking is prohibited.
4. The Special Land Use Permit shall expire after 5 years and shall require a new SLUP to continue operation. Failure to renew may result in revocation.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

ZONING COMMENTS – MAY 2025

N1-2025-0624 SLUP-25-1247517 (1101 N. Hairston Road): N. Hairston Road is classified as a Major Arterial.

N2-2025-0625 Z-25-1247521 (2381 Snapfinger Road): Snapfinger Road is classified as a local roadway. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N3-2025-0626 SLUP-25-1247527 (5083 Biffle Road): Biffle Road is classified as local. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov). No poles may remain within the limits of the path/sidewalk on any street.

N4-2025-0627 Z-25-1247528 (3803 & 3815 Glenwood Road): Glenwood Road, Roadway classified is Minor Arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. Farris Drive is classified as local roads. Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 27.5 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 5-foot landscape strip with a 5-foot sidewalk. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N5-2025-0628 Z-25-1247529 (3265 Northeast Expressway): Northeast Expressway is classified as a Collector. Land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 35 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N6-2025-0629 Z-25-1247470; and, N7-2025-0630 SLUP-25-1247471 (7566 Union Grove Road): Union Grove Road is classified as a minor arterial. If a land development permit is required- Please refer to the requirements in Zoning Code 5.4.3 and Land Development Code 14-190. Requires a right of way dedication of 40 feet from centerline OR such that all public infrastructure is within right of way, whichever greater. Requires a 10-foot landscape strip with a 6-foot sidewalk and 4-foot bike lane OR (PREFERRED) a 10-foot multiuse path. Requires pedestrian scale streetlights. (hefowler@dekalbcountyga.gov).

N8-2025-0631 SLUP-25-1247516 (1816 Enid Drive): Enid Drive is classified as a local roadway.

N9- 2025-0632 SLUP-25-1247522 (3600 Preakness Drive): Preakness Drive is classified as a local roadway.

N10-2025-0633 SLUP-25-1247526 (4106 Creek Court): Creek Court is classified as a local roadway.

N11-2025-0634 SLUP-25-1247530 (2854 Clifton Church Road): Clifton Church Road is classified as a minor arterial.



5/30/2025

To: 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.

N1-2025-0624 SLUP-25-1247517: 1101 N. Hairston Road, Stone Mountain, GA 30083
Review general comments

N2-2025-0625 Z-25-1247521: 2381 Snapfinger Road, Decatur, Ga 30034
See general comments

N3-2025-0626 SLUP-25-1247527: 5083 Biffle Road, Stone Mountain, GA 30088
See general comments

N4-2025-0627 Z-25-1247528: 3803 & 3815 Glenwood Road, Decatur, GA
See general comments

N5-2025-0628 Z-25-1247529: 3265 Northeast Expressway, Chamblee, GA 30341
See general comments.

N6-2025-0629 Z-25-1247470: 7566 Union Grove Road, Lithonia
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N7-2025-0630 SLUP-25-1247471: 7566 Union Grove Road, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N8-2025-0631 SLUP-25-1247516: 1816 Enid Drive, Lithonia, GA 30058
Septic system onsite. **Note:** DeKalb Public Health prohibit use of on-site sewage disposal systems for personal care homes with more than six (6) clients.

N9-2025-0632 SLUP-25-1247522: 3600 Preakness Drive, Decatur, GA 30034
See general comments

N10-2025-0633 SLUP-25-1247526: 4106 Creek Court, Stone Mountain, GA 30083
See general comments

N11-2025-0634 SLUP-25-124753: 2854 Clifton Church Road, Atlanta, GA 30316
See General Comments

N12-2025-0635 TA-25-1247540: 3221 Glenwood Road, Decatur, GA
See general comments



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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**

- **Storm Water Management**

- **Flood Hazard Area/Wetlands**

- **Landscaping/Tree Preservation**

- **Tributary Buffer**

- **Fire Safety**



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
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**REZONE
COMMENTS FORM:**

PUBLIC WORKS ROAD AND DRAINAGE

Case No.: _____ Parcel I.D. #: _____

Address: _____

Drainage Basin: _____

Upstream Drainage Area: _____

Percent of Property in 100-Year Floodplain: _____

Impact on property (flood, erosion, sedimentation) under existing zoning: _____

Required detention facility(s): _____

COMMENTS:

Signature: Akin A. Akinsola



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLDP-25-1247516 Parcel I.D. #s: 16-188 03 006
Address: 1816 Enid Drive
Lithonia, Ga. 30058

Adjacent Roadway (s):

(classification) (classification)

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

Capacity (TPD) _____
Latest Count (TPD) _____
Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____
Existing right of way width _____
Proposed number of traffic lanes _____
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: Didn't see any traffic engineering concerns at
this time.

Signature: _____

[Handwritten Signature]



**DEKALB COUNTY
GOVERNMENT PLANNING
DEPARTMENT DISTRIBUTION
FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL TO EXPEDITE THE PROCESS TO JOHN REID jreid@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

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

Case No.: _____ **Parcel I.D. #:** _____

Address: _____

WATER:

Size of existing water main: _____ (adequate/inadequate)

Distance from property to nearest main: _____ **Size of line required, if inadequate:** _____

SEWER:

Outfall Servicing Project: _____

Is sewer adjacent to property: Yes ____ No ____ **If no, distance to nearest line:** _____

Water Treatment Facility: _____ adequate ____ inadequate ____

Sewage Capacity: _____ (MGPD) **Current Flow:** _____ (MGPD)

COMMENTS:

Signature: _____



MARTA July 2025 Case Comments
--

N5-2025-0628 Z-25-1247529 2381 Snapfinger Road, Decatur, GA 30034

This property is adjacent to MARTA bus routes on nearby Rainbow Rd and Wesley Chappel Rd. Development should include pedestrian connectivity to these routes.

N4-2025-0627 Z-25-1247528 3803 & 3815 Glenwood Road, Decatur, GA 30032

MARTA supports this rezoning due to proximity to transit access on Glenwood Rd. The constructed development should include direct pedestrian access to Glenwood Rd to ensure residents can take advantage of transit services and should coordinate with MARTA during design.

N5-2025-0628 Z-25-1247529 3265 NE Expressway, Chamblee, GA 30341

MARTA supports this rezoning as this project is located adjacent to MARTA service. However, it is critical that the developer accommodate direct pedestrian access to Northeast Expressway frontage so that residents can access transit service. Developer should coordinate with MARTA to place amenity pad.



DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Applicant Name: Meleshia Myrie

Applicant Email Address: meleshia.myrie@gmail.com

Applicant Mailing Address: 1816 Enid Drive, Lithonia GA 30058

Applicant Phone Number: 470-385-8157

Owner Name: Meleshia Myrie
(If more than one owner, attach list of owners.)

Owner Email Address: meleshia.myrie@gmail.com

Owner Mailing Address: 1816 Enid Drive, Lithonia GA 30058

Owner Phone Number: 470-385-8157

Subject Property Address: 1816 Enid Drive, Lithonia GA 30058

Parcel ID Number(s): _____

Acreage: 1.898 Commission District(s): _____ Super District: _____

Existing Zoning District(s): _____ Proposed Zoning District(s): _____

Existing Land Use Designation(s): _____ Proposed Land Use Designation(s): PCH (if applicable)

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

Owner: ☒ Agent: X Meleshia Myrie
Signature of Applicant: _____

March 15, 2025

Happys Manner PCH
1816 Enid Drive
Lithonia GA 30058

Owner: Meleshia Myrie
Phone: 470-385-8157

Dear Neighbor,

My name is Meleshia Myrie, and I'm reaching out to you requesting your support. I have a Licensed Personal Care Home located at 1816 Enid drive Lithonia Georgia 30058, and have been in operation since 2014. I am currently licensed for 3 residents, which I am so grateful for. However, I am in the process of upgrading my business from 3 residents up to 6 residents and hence I do need your support and the community to move forward in doing so.

Taking care of our seniors and making sure their needs are met on a daily basis is my passion, and would like to continue doing so in this community. My community means a lot to me, and the mere fact that I am able to give back by taking care of our seniors is such a privilege that I don't take for granted.

Looking forward to hearing from you if you have any questions or concerns about this letter. I can be reached at #470-385-8157 or email: meleshiamyrie@gmail.com

Thanks for your support in advance

Meleshia Myrie (Owner)
#470-385-8157

Date: April 7, 2025

For: Happy's Manner Personal Care Home

Re: Letter of Intent

My intent for Happy's Manner, a licensed personal care home since 2014 for 3 (three) residents, is to increase my capacity from three to six residents, an increase of 3 more residents, making my capacity a total of 6 (six) residents.

Happy's Manner currently operates with two staff, one working from 8:00am to 8:00pm and the other staff working from 8:00pm to 8:00am. Once my capacity increases to six residents, my staff will increase to two staff members in the morning and two staff members in the evening.

Our first and top priority at Happy's Manner is security and safety. Currently Happy's Manner does have security alarms on all exit doors, and outdoor cameras. We currently engage in several activities with our current residents such as pizza night, movie night, game night, barbecue on holidays, mall outings, exercise for seniors, karaoke/sing along night, they also partake in putting simple puzzles together. They also are given the opportunity to go grocery shopping with me if they so desire. They are also given the opportunity to go to a day program at a Senior Center once or twice a week. We also take them on outings trips to the Atlanta aquarium; Art Museum; out to eat; botanical gardens; etc. at least once or twice a year time permitting. No resident is forced to participate in any activity, however there are encouraged to participate in activities. Staff is always watchful over residents participating in activities.

All residents are allowed to have family or visitors stop by during visiting hours. All visitors must adhere to the rules of the home as well when visiting there family members. Visitors will have adequate parking in the driveway of my personal care home.

in conclusion, Happy's Manner is governed by the state of Georgia and thus adhere to their rules and regulations and will continue to do the same with six residents. Happy's Manner also currently assist residents with their doctor's appointments, medication management, and their daily ADL's. In addition, all medical records and medications are kept under lock and key. I am very respectful to my residents, staff, and neighbors. My goal going forward is to continue doing the same, and to be of help and service to those in need.

Thank you for your support in my endeavor to grow my business.

Meleshia Myrie

Owner – Happy's Manner PCH

470-385-8157

1816 Enid Drive

Lithonia, GA 30058



DeKalb County
GEORGIA

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: 3/5/25

TO WHOM IT MAY CONCERN:

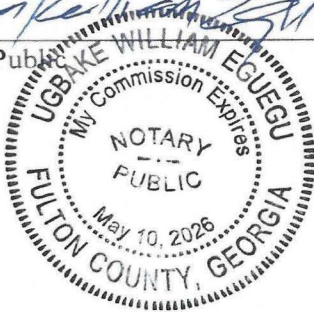
I/WE: Jesse Maddox, Atlanta Homes United
Name of Owner(s)

being owner(s) of the subject property described below or attached hereby delegate authority to:

Meleshia Myrie / Happy Menor
Name of Agent or Representative

to file an application on my/our behalf.

[Signature]
Notary Public



[Signature]
Owner

DEPARTMENT OF PLANNING & SUSTAINABILITY

DISCLOSURE OF CAMPAIGN CONTRIBUTION

In accordance with the Conflict of Interest in Zoning Act, OCGA Chapter 36-67A, the following questions must be answered.

Have you, the applicant, made \$250.00 or more in campaign contribution to a local government official within two years immediately preceding the filing of this application?

Yes: _____ No: ✓ *

If the answer is yes, you must file a disclosure report with the governing authority of DeKalb County showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

The disclosure must be filed within 10 days after the application is first filed and must be submitted to the C.E.O. and to the Board of Commissioners of DeKalb County, 1300 Commerce Drive, Decatur, GA 30030.

Notary

Signature of Applicant /Date

Check one: Owner _____ Agent _____

Expiration Date/ Seal

*Notary seal not needed if answer is "No".

Chief Executive Officer
Lorraine Cochran-Johnson

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric G. Hudson, MCRP

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: Meleshia Myrie Phone: 470-385-8157 Email: meleshiamyrie@gmail.com
Property Address: 1816 Enid Drive, Lithonia 30058
Tax Parcel ID: 16 188 03 006 Comm. District(s): 5 & 7 Acreage: 0.46
Existing Use: PCH, 3 clients. Proposed Use: PCH, up to 6 adults
Supplemental Regs: Sec. 4.2.41 Overlay District: No DRI: _____
Rezoning: Yes _____ No X
Existing Zoning: R-85 Proposed Zoning: R-85 Square Footage/Number of Units: _____
Rezoning Request: N/A

Land Use Plan Amendment: Yes _____ No X
Existing Land Use: SUB Proposed Land Use: SUB Consistent _____ Inconsistent _____

Special Land Use Permit: Yes X No _____ Article Number(s) 27- _____
Special Land Use Request(s): Personal care home, up to 6 adults. (Please specify that you will be servicing adults on your application.)

Major Modification:

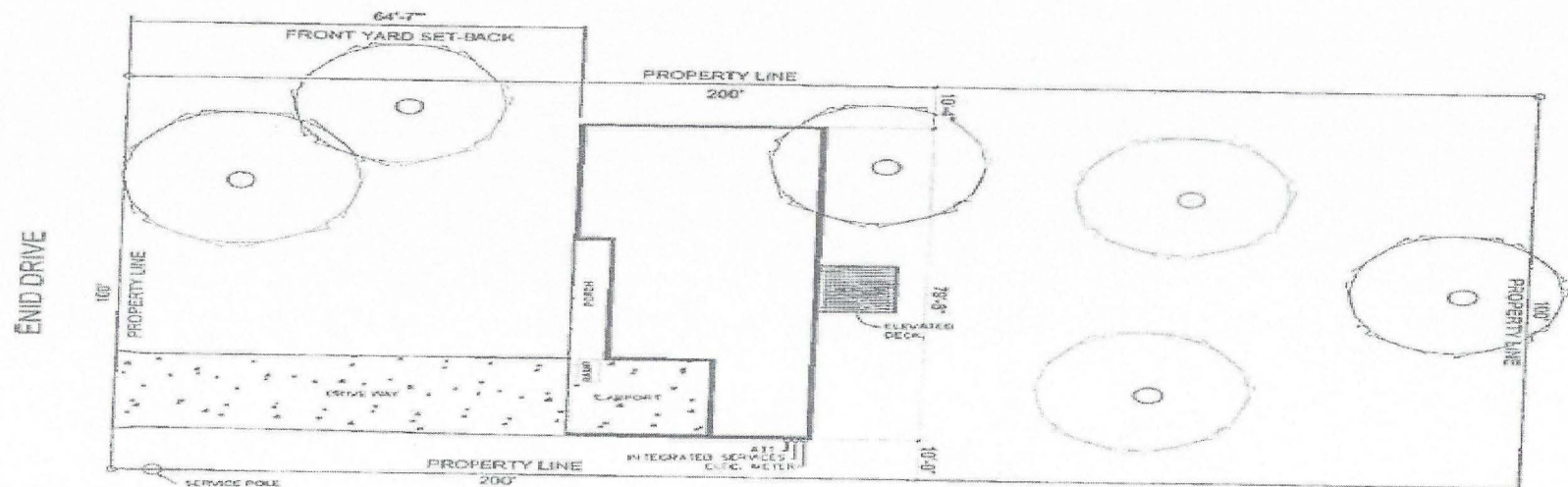
Existing Case Number(s): None

Condition(s) to be modified:

N/A

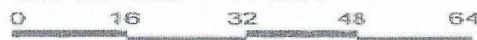
N.12 Z-21-1245110

Site Plan



SITE PLAN - 1816 ENID DRIVE

SCALE: 1/32" = 1 FOOT



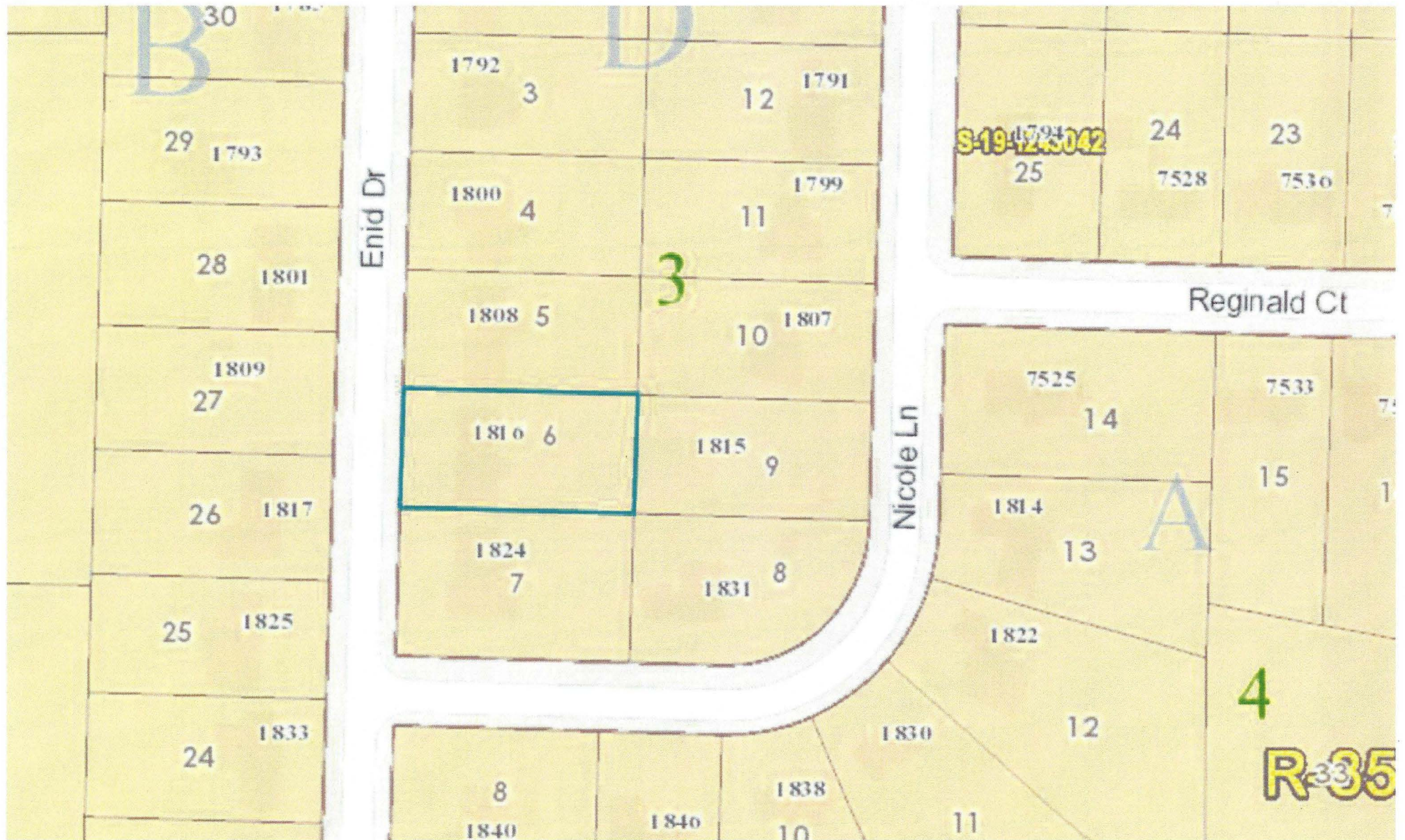
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 6, BLOCK D, THOMPSON TERRACE, AS PER PLAT RECORDED AT PLAT BOOK 59, PAGE 13, DEKALB COUNTY, GEORGIA RECORDS, SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

TAX ID NO: 18 155 03 005

Property Owner
Lot Square Footage
Acreage
Lot Coverage
Minimum Lot Standards
Zoning
Land Use
Land Unit
Subdivision
Property Class
Tax District

1816 ENID DRIVE LITHONIA GA 30058
Jesse Maddox III
20,000 SF
.4591 ACRE
House, Porch and Carport (14%) Drive Way (6.3%) Yard (79.7%)
100 X 200
R1
RSFR - Single Family Residential
1 lot 6, Block D
THOMPSON TERRACE
R3 - Residential Single Family home
04 - UNINCORPORATED



Signature _____

[illegible]



ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 188, 16TH DISTRICT, DEKALB COUNTY, GEORGIA, BEING KNOWN AS LOT 6, BLOCK D, THOMPSON TERRACE, AS PER PLAT RECORDED AT PLAT BOOK 60, PAGE 13, DEKALB COUNTY, GEORGIA RECORDS. SAID PLAT BEING INCORPORATED HEREIN BY REFERENCE THERETO.

Tax ID No.: 16 188 03 006

PROJECT ANALYSIS

Based on the submitted materials, the applicant is requesting a special land use permit to increase their existing personal care home from three (3) persons to the maximum of six (6). According to the letter of intent, the existing personal care has existed since 2014. The existing personal care home currently has two staff persons. One staff person works from 8:00 a.m. to 8:00p.m., and the other works from 8:00p.m. to 8:00 a.m. If the special land use permit is approved, the applicant will hire two additional staff workers. The letter of intent also indicates that all residents can have family or visitors stop by during visiting hours. There are no structural additions or demolitions planned for the site.

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.**

The proposal to expand an existing personal care home from three (3) persons to the maximum of six (6) will have adequate land available for the use and meets all required yard, open space, and parking provisions from the DeKalb County code. As mentioned above, there are no structural additions or demolitions proposed.

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

The proposal to expand an existing personal care home from three (3) persons to the maximum of six (6) has a zoning designation that is consistent and compatible with adjacent properties. Adjacent properties contain single-family, detached residences. The general purpose of personal care homes is to provide housing, meals, personal assistance services, and twenty-four-hour continuous watchful oversight for adults. In its basic form, this arrangement may generate the same level of activity as other residences in a typical neighborhood.

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

The proposal to expand an existing personal care home from three (3) persons to the maximum of six (6) may not generate any more demand on public services than other residences in the neighborhood. There has been no indication that there are inadequate public services and facilities to serve the facility at the proposed location.

- 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.**

Ingress/egress to/from the facility is via a residential driveway located on Enid Drive. Enid Drive appears to have adequate traffic-carrying capacity for the trips that would be generated by the facility.

- 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.**

The applicant's proposal does not specifically address the character or number of vehicles associated with the proposed facility or the volume of traffic expected for the proposed facility.

- 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 fire or other emergency.**

In the event of fire or other emergency, the site will have adequate ingress and egress to the current structure. The site currently has ingress/egress from Enid Drive.

- 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 proposed use will create no adverse environmental effects on the adjoining land uses and should not create or emit smoke, odor, dust, or abnormal noises or vibrations beyond the normal expected by a single-family home .

- 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.**

The adjoining residential uses may not be impacted by the proposed hours of operation. As a residential facility, the personal care home must operate 24 hours, seven days a week. The existing personal care home currently has two staff persons, one worker works from 8:00 a.m. to 8:00p.m., and the other worker works from 8:00p.m. to 8:00 a.m. If the special land use permit is approved, the applicant will hire two additional staff workers.

- 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.**

The personal care home will offer protective care to individuals and oversight to persons who needs a watchful environment. The residential component of the proposed use is compatible with surrounding residential uses. The submitted application does not provide substantive details regarding the manner of operation.

- 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.**

Per the Dekalb County Code, group, personal care homes 4-6 are permitted only with the approval of a special land use permit in the R-85 zoning district.

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

Per the *Comprehensive Plan*, the future land use designation is SUB (Suburban). The proposed use is consistent with the *Dekalb County Comprehensive Plan* future land use objectives for districts designated as Suburban. Moreover, the proposal may present an opportunity to “utilize the *Zoning Code* to provide a variety of housing opportunities and choices to better accommodate the needs of residents” (Housing Policy #9—Housing Variety/Access).

- L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.**

Transitional buffer zones are not required.

- M. Whether there is adequate provision of refuse and service areas.**

In response to this criterion, the applicant states “the proposed site has no provision of refuse and service areas.” The applicant has not provided any additional clarification.

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

In consideration of unanticipated issues that may negatively impact adjacent properties, Staff recommends that, if conditionally approved, the special land use permit be subject to periodic renewal, at the discretion of the Board of Commissioners.

O. Whether the size, scale and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of adjacent and nearby lots and buildings.

The proposed use is an existing single-family home and is consistent with nearby single-family homes. The applicant has no plans for expansions or additions that will cause inconsistency with adjacent lots and buildings.

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

There are no known historic buildings, sites, districts or archaeological resources in the immediate area that will be adversely affected by the proposed use.

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

The existing driveway should be able to accommodate four normal or compact size passenger vehicles.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

The proposed use will be in an existing 1-story home, thus, no adverse impacts from building height will be created.

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 objective of the comprehensive plan.

The proposed use shows consistency with the needs of the community. The proposed use shows consistency with the *Comprehensive Plan* and meets the requirements of a Suburban (SUB) land use. See Criterion K.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the impact analysis and land use analysis above, the special land use permit request is consistent with the intent of the *2035 Comprehensive Plan*. The special land use proposal does not include expansion of the existing single-family home. The special land use request provides a residential service to the surrounding community. The request may generate limited negative impacts on current neighborhood and on the natural environment. Based on the information provided, the department of planning and sustainability recommends approval with the following conditions:

1. The Special Land Use Permit shall be issued to Meleshia Myrie, for operation of a personal care home up to six (6) persons, which shall not be transferrable.
2. The number of residents shall not exceed a maximum of six persons at the personal care home.
3. This special land use permit shall be subject to renewal by the Board of Commissioners eighteen (18) months from the date of approval by the Board of Commissioners. Failure to renew may result in revocation of the SLUP.
4. Employee, facility, and/or visitor parking shall be contained within the existing driveway. On-street parking is prohibited.

Attachments:

1. Application
2. Site Plan
3. Zoning Map
4. Land Use Plan Map
5. Aerial Photograph
6. Site Photographs