

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 6/29/22 Application No: _____

APPLICANT NAME: TROY MORRISON

Daytime Phone: 404-337-5371 E-Mail: morningstarpch1@gmail.com

Mailing Address: PO Box 13323, ATLANTA, GA 30324

Owner Name: ALEATHIA MCCANN SCOTT

(If more than one owner, attach contact information for each owner)

Daytime Phone: 310 418 2031 E-Mail: aleathia.scott@gmail.com

Mailing Address: 3316 W 117th Street, INGLEWOOD, LA 90303

SUBJECT PROPERTY ADDRESS OR LOCATION: 3771 ELKBRIDGE DRIVE, DECATUR

DeKalb County, GA, 30032

Parcel ID: 1515614003 Acreage or Square Feet: 0.39 Commission Districts 3.7

Existing Zoning: R75-SF RES DIST Proposed Special Land Use (SLUP) COMMUNITY LIVING

ARRANGEMENT w/ 4 INDIVIDUALS

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
[Signature]

Printed Name of Applicant: TROY MORRISON

Notary Signature and Seal:
[Signature]



DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT (SLUP) APPLICATION CHECKLIST

(Submit 4 printed, collated sets of the complete application and a PDF version on a flash drive)

- ✓ 1. Schedule a mandatory **Pre-Application Conference** with Planning & Sustainability staff by appointment. Obtain **Pre-Application form** (to be completed in pre-application meeting). Please call 404-371-2155 for appointment.
- ✓ 2. Hold a **Pre-Submittal Community Meeting** with surrounding neighborhood associations and residents. Provide documentation of the meeting (**meeting notice and sign in sheets**). Letter(s) from homeowners association(s) may also be provided.
3. Submit **Application** (Submit 4 printed, collated sets and a PDF version on a flash drive. Please assemble materials in the following order.)
 - ✓ A. **Application form** with name and address of applicant and owner, and address of subject property;
 - ✓ B. **Pre-submittal community meeting notice and sign-in sheet** and other documentation of meeting, if any;
 - ✓ C. **Letter of application and impact analysis**
 1. **Letter of application** identifying a) the proposed zoning classification, b) the reason for the rezoning or special use or modification request, c) the existing and proposed use of the property, d) detailed characteristics of the proposed use (e.g. floor area, height of building(s), number of units, mix of unit types, number of employees, manner and hours of operation), d)(optional) statement of conditions discussed with the neighborhood or community, if any.
 2. **Impact analysis** of the anticipated impact of the proposed use and rezoning on the surrounding properties in response to the standards and factors specified in Article 7.3 of the DeKalb County Zoning Ordinance, as attached. If a Major Modification, please include previously approved conditions and Board of Commissioner meeting minutes.
 - ✓ D. **Authorization Form**, if applicant is not the owner. Must be signed by all owners of the subject property and notarized. Authorization must contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property. Please include warranty deed, if property ownership is less than 2 years.
 - ✓ E. **Campaign disclosure statement** (required by State law).
 - ✓ F. **Legal boundary survey** of the subject property, (showing boundaries, structures, and improvements), prepared and sealed within the last year by a professional engineer or land surveyor registered in the State of Georgia. (If survey shows property on opposite sides of a public street right-of-way, file a separate application for each property.)
 - ✓ G. **Site Plan**, printed to scale, folded, of any existing and or proposed development/redevelopment. For projects larger than 1 acre, site plan should be at least 1:50 scale. The site plan must include the following:
 - ✓ a. complete boundaries of subject property;
 - ✓ b. dimensioned access points and vehicular circulation drives;
 - ✓ c. location of all existing and proposed buildings, structures, setbacks and parking;
 - ✓ d. location of 100 year floodplain and any streams;
 - ✓ e. notation of the total acreage or square footage of the subject property;
 - ✓ f. landscaping, tree removal and replacement, buffer(s); and
 - ✓ g. site plan notes of building square footages, heights, density calculations, lot coverage of impervious surfaces, parking ratios, open space calculations, and other applicable district standards.
 - ✓ H. **Reduced Site Plan**, reduced to 8.5" x 11".
 - ✓ I. **Written Legal Description** of metes and bounds of the subject property (can be printed on site plan or survey).
 - ✓ J. **Building Form Information**. Elevation (line drawing or rendering), or details of proposed materials, in compliance with Article 5 of the Zoning Ordinance.
 - ✓ K. **Completed, signed Pre-application Form** (Provided at pre-application meeting.)

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

Elkridge Drive Community Meeting Sign-In Sheet 06/23/22

Members Present:

Troy Morrison (Host)
Carman Smith
Monica Butcher
Ester Thomas
Mr. Powell



Morning Star Personal Care <morningstarpch1@gmail.com>

Elkridge Community Meeting

Morning Star Personal Care <morningstarpch1@gmail.com>

Tue, Jun 21, 2022 at 7:15 PM

To: edsan@bellsouth.net

Bcc: k1776usa@yahoo.com, barnesve@yahoo.com, rbarrow@comcast.net, berryelfreda227@gmail.com, dbonino1@aol.com, jacquelynbuiebrown@gmail.com, rigel.cable@gmail.com, info@greshamhills.org, parkviewcivicclub@gmail.com, norfley@yahoo.com, pat.lawrencecraig@gmail.com, ppculp@att.net, christinedennis@bellsouth.net, naacpdek@comcast.net, mfunk64@att.net, frank@golleyrealty.com, jgross@stickybusiness.net, president@naacpdekalb.org, tharris@galleryatsouthdekalb.com, phthompson3@msn.com, sbhouston@bellsouth.net, NettieJackson@me.com, bjaevnt@gmail.com, carolyn.jones818@yahoo.com, albertajordan@bellsouth.net, mkirkwood73@outlook.com, linn.jeff@gmail.com, dlocks1019@aol.com, elitedesignsatl@yahoo.com, bcpaace2@gmail.com, hjpreston23@gmail.com, tolip209@gmail.com, roboark@allsouthwarehouse.com, regeniarobertson@gmail.com, csanders@eastmetrocid.com, ericwschwartz@gmail.com, samandbettysmith@bellsouth.net, sls1289@gmail.com, wazulamor@aol.com, ericastewart2009@gmail.com, tommyt4dekalb@gmail.com, nahwash4ms@aol.com, Pdk-powell@comcast.net, adrianez.realty@gmail.com

Hello,

Reminder about the meeting in regards to 3771 Elkridge Drive. The meeting will begin at 7:00PM EASTERN TIME this Thursday, June 23rd.

I look forward to meeting you.

Troy Morrison is inviting you to a scheduled Zoom meeting.

Topic: Elkridge Community Meeting

Time: Jun 23, 2022 07:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/3667971286?pwd=BAw5bOwp7eCDf1a3fgrFh98r18FUaM.1>

Meeting ID: 366 797 1286

Passcode: elkridge

One tap mobile

+19292056099,,3667971286#,,,,*10993783# US (New York)

+13017158592,,3667971286#,,,,*10993783# US (Washington DC)

Dial by your location

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Meeting ID: 366 797 1286

Passcode: 10993783

Find your local number: <https://us06web.zoom.us/j/kckRoSxFpW>

Thanks,

[Quoted text hidden]



Morning Star Personal Care <morningstarpch1@gmail.com>

Elkridge Community Meeting

Morning Star Personal Care <morningstarpch1@gmail.com>

Thu, Jun 9, 2022 at 11:27 PM

To: edsan@bellsouth.net

Bcc: k1776usa@yahoo.com, barnesve@yahoo.com, rbarrow@comcast.net, berryelfreda227@gmail.com, dbonino1@aol.com, jacquelynbuiebrown@gmail.com, rigel.cable@gmail.com, info@greshamhills.org, parkviewcivicclub@gmail.com, norfley@yahoo.com, pat.lawrencecraig@gmail.com, ppculp@att.net, christinedennis@bellsouth.net, naacpdek@comcast.net, mfunk64@att.net, frank@golleyrealty.com, jgross@stickybusiness.net, president@naacpdekalb.org, tharris@galleryatsouthdekalb.com, phthompson3@msn.com, sbhouston@bellsouth.net, NettieJackson@me.com, bjaevnt@gmail.com, carolyn.jones818@yahoo.com, albertajordan@bellsouth.net, mkirkwood73@outlook.com, linn.jeff@gmail.com, dlocks1019@aol.com, elitedesignsatl@yahoo.com, bcp2@gmail.com, hjpreston23@gmail.com, tolip209@gmail.com, robroark@allsouthwarehouse.com, regeniarobertsone@gmail.com, csanders@eastmetrocid.com, ericwschwartz@gmail.com, samandbettysmith@bellsouth.net, sls1289@gmail.com, wazulamor@aol.com, ericastewart2009@gmail.com, tommyt4dekalb@gmail.com, nahwash4ms@aol.com, Pdk-powell@comcast.net, adrianez.realty@gmail.com

Dear Neighbor,

My name is Troy Morrison, my family and I own the property 3771 Elkridge Drive, Decatur, GA 30032.

I run and operate a business named Morning Star Personal Care Inc in which we take care of adults with developmental disabilities. I currently have two operating homes present in Dekalb County with 3771 Elkridge Drive being one of them.

I am currently looking to expand our license so that I can have 4 individuals residing in 3771 Elkridge Drive. I must obtain a special land use permit to do this. The first step in this process is having a community meeting so you can learn a little bit more about myself and the business.

With all that being said I do ask that you join a zoom meeting with myself where I will tell you a little bit about me and my business but also give you the opportunity to ask any questions you would like.

The meeting will be held on zoom.us on June 23rd, 2022 at 7:00pm and below you will see the meeting ID and password.

Troy Morrison is inviting you to a scheduled Zoom meeting.

Topic: Elkridge Community Meeting**Time: Jun 23, 2022 07:00 PM Pacific Time (US and Canada)****Join Zoom Meeting**<https://us06web.zoom.us/j/3667971286?pwd=BAw5bOwp7eCDf1a3fgrFh98rl8FUaM.1>**Meeting ID: 366 797 1286****Passcode: elkridge****One tap mobile****+19292056099,,3667971286#,,,,*10993783# US (New York)****+13017158592,,3667971286#,,,,*10993783# US (Washington DC)**

6/8/2022

Dear Property Owner,

My name is Troy Morrison, my family and I own the property 3771 Elkridge Drive, Decatur, GA 30032.

I run and operate a business named Morning Star Personal Care Inc in which we take care of adults with developmental disabilities. I currently have two operating homes present in Dekalb County with 3771 Elkridge Drive being one of them.

I am currently looking to expand our license so that I can have 4 individuals residing in 3771 Elkridge Drive. I must obtain a special land use permit to do this. The first step in this process is having a community meeting so they can learn a little bit more about myself and the business.

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Passcode: 10993783

Find your local number: <https://us06web.zoom.us/j/3667971286?pwd=BAw5bOwp7eCDf1a3fgrFh98r18FUaM.1>

Thanks and I look forward to seeing and hearing from you.

Sincerely,

Troy Morrison

morningstarpch1@gmail.com

404.337.5371

Letter of Intent/ Impact Analysis

Hello,

My name is Troy Morrison and I am the owner of Morning Star Personal Care Inc. We are an organization that takes care of adults with developmental disabilities. My mother and grandmother started this company in 2002 and have passed it on to me. I have been running the company since graduating college in 2019, however I have been working within the company in different roles since high school.

Our business was started in Lilburn, GA with our first home and has since expanded to 5 homes within Dekalb and Gwinnett County. All of our homes are licensed and governed by the state going through licensing process with HFRD, DCH, Georgia Collaborative, and DBHDD. Needless to say there is a lot of oversight for this industry, for great reason.

I am applying for a SLUP because we would like to license our current CLA home at 3771 Elkridge Drive, Decatur, GA 30032 (3 individuals) for 4 individuals. This home has been in the community now for close to a year with three individuals already living there. When we acquired the home it was constructed with 4 bedrooms, so currently we have one bedroom that is not being used.

The property itself will not change it will not need any additional rooms added.

Impact

The impact of the proposed use will be nothing but a positive impact. By adding to our current license we are giving an adult with developmental disabilities the opportunity to have a place they can call home with the assistance of highly trained direct care professionals.

Throughout my community meeting and calls before the community meeting certain questions were raised that I would like to address now.

1. We are NOT a nursing home or a home that provides occupational therapy. We are a community living arrangement with direct care professionals that assist our individuals with day to day living/activities that we simply take for granted.
2. We have direct care professionals with the individuals 24/7. They are never left alone and our staff is and should always be awake and alert while with the individuals.
3. In the approximately one year we have been in this home we have never received a complaint from a community member in regards to the upkeep of the home or a disturbance from the individuals.
4. I will not be looking to advance my license past 4 individuals in this particular home.

Sincerely,

Troy Morrison
Morning Star Personal Care Inc

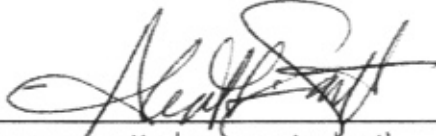
DEPARTMENT OF PLANNING & SUSTAINABILITY

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: June 29, 2022

TO WHOM IT MAY CONCERN:

(I), (WE) Aleathia McCann-Scott 
Name of owners(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

TROY MORRISON II
Name of Agent or Representative

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

_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner
_____ Notary Public	_____ Owner

Acknowledgment Attached

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles }

On June 29, 2022 before me, Lanyea L. Lee "Notary Public"
Date Here Insert Name and Title of the Officer

personally appeared Aleathia McCann Scott
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature Lanyea L. Lee
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Authorization

Document Date: June 29, 2022 Number of Pages: 1

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Aleathia McCann Scott

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

Signer's Name: _____

Corporate Officer - Title(s): _____

Partner - Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer is Representing: _____

2021032244 DEED BOOK 29070 Pg 760

20-3897

Return Recorded Document to:
The Hawes Law Firm, LLC
1110 Satellite Blvd
Suite 305

Real Estate Transfer Tax \$229.90

Filed and Recorded:
2/12/2021 1:34:32 PM
Debra DeBerry
Clerk of Superior Court
DeKalb County, Georgia

Suwanee, GA 30024
RECORD AND RETURN TO:
THE HAWES LAW FIRM LLC
425 BUFORD HIGHWAY NE
SUITE 305
SUWANEE, GA 30024

**LIMITED
WARRANTY DEED**

FILE #: 20-3897

Parcel 15 156 14 003

THIS INDENTURE made this 25th day of January, 2021, between **Snow Realty Holdings LLC** of the County of Petale and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **Aleathia McCann-Scott** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying and being in Land Lot 156 of the 15th District of DeKalb County, Georgia, being Lot 3, Block E, Worthington Valley Subdivision, Unit 2, as per plat recorded in Plat Book 35, Page 100, DeKalb County records; which plat is hereby referred to and made a part of this description, being improved property known as 3771 Elkridge Drive, Decatur, GA 30032 according to the present system of numbering houses in DeKalb County, Georgia. Parcel ID# 15 156 14 003

3771 Elkridge Drive, Decatur, GA 30032

This Deed is given subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**.

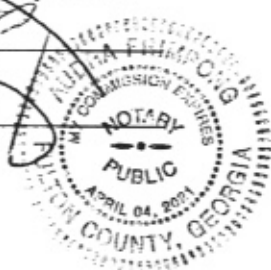
AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

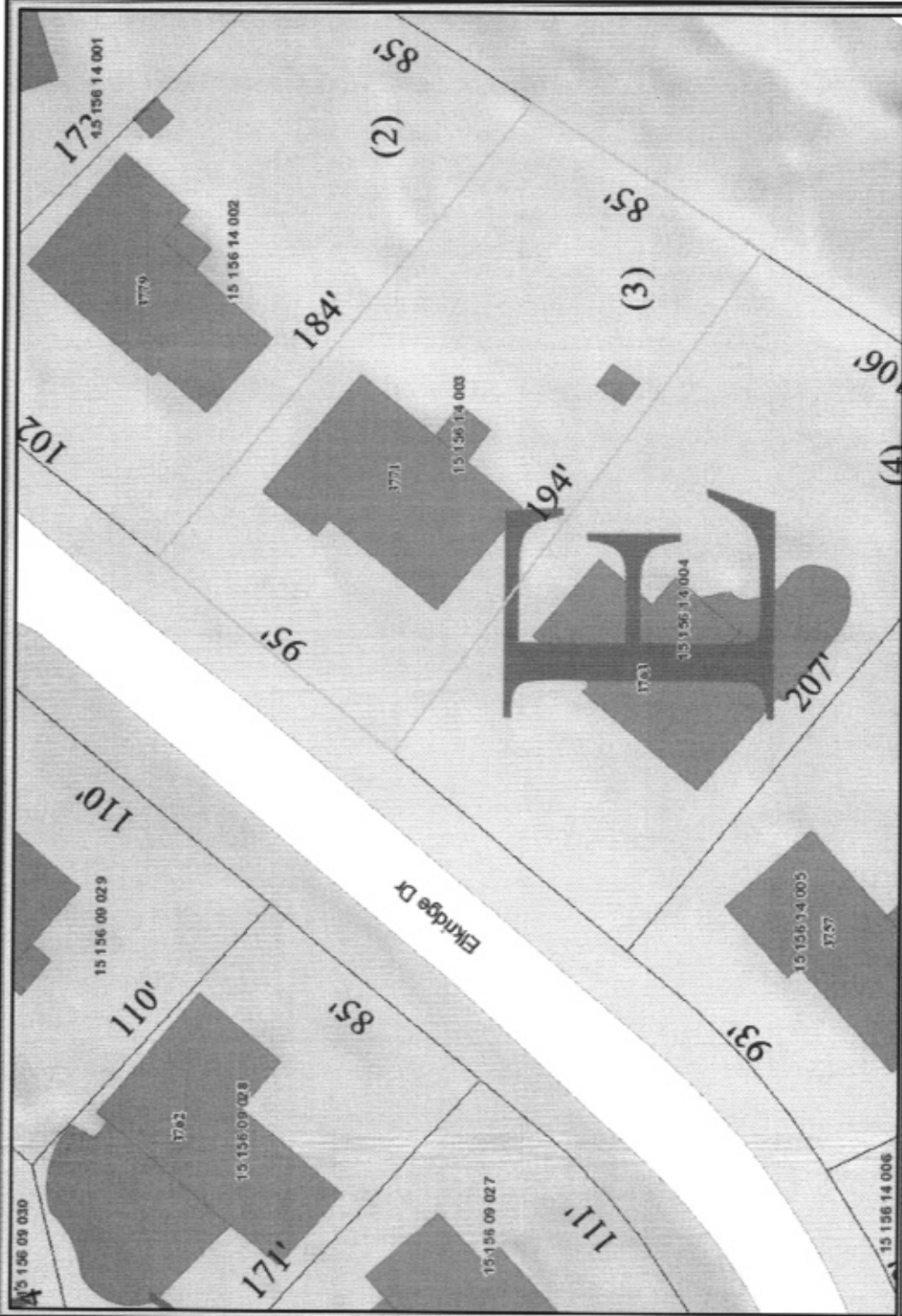
Signed, sealed and delivered in presence of:

Witness

Notary Public



[Signature] (SEAL)
Snow Realty Holdings LLC



DeKalb County's Geographic Information System (GIS) is used to create this map. The map is a digital representation of the physical world and is not a legal document. It is intended for informational purposes only and should not be used for legal or financial purposes. The map is subject to change without notice and is not guaranteed to be accurate. The map is provided as a service to the public and is not intended to be used for any other purpose. The map is not a substitute for a professional survey or other legal document. The map is provided as a service to the public and is not intended to be used for any other purpose.

N

DeKalb County Parcel Map

Scale: 1" = 100'

Date Printed: 8/29/2022

3771 Elkrige Drive Written Legal Description

All that tract or parcel of land lying and being in Land Lot 156 of the 15th District of Dekalb County, Georgia, being Lot 3, Block E, Worthington Valley Subdivision, Unit 2, as per plat recorded in Plat Book 35, Page 100, Dekalb County records; which plat is hereby referred to and made a part of this description, being improved property known as 3771 Elkrige Drive, Decatur, GA 30032 according to the present system of numbering houses in Dekalb County, Georgia. Parcel ID#15 156 14 003



404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

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)

Applicant Name(s): Troy Morrison
Phone: 4/337-5371 Email: warningsstetpch1@gmail.com

Property Address: 3771 Elkridge Drive

Tax Parcel ID: 15-156-14-002 Comm. District(s): 3 & 7 Acreage: 17,460 s.f.

Existing Use: Family personal care home for 3 residents Proposed Use: Group personal care home (CLA) for 4 residents

Supplemental Regs: Yes Overlay District: No DRI: No

Rezoning: Yes ___ No X

Existing Zoning: _____ Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: _____

Land Use Plan Amendment: Yes ___ No X

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

Special Land Use Permit: Yes X No ___

Special Land Use Request(s) Group PCH for 4 persons (Community Living Arrangement)

Major Modification: Yes ___ No X

Existing Case Number(s): _____

Condition(s) to be modified:

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 *no site plan*

Density: _____ Density Bonuses: _____ Mix of Uses: _____ Open Space: _____ Enhanced
 Open Space: _____ Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____
 Frontage: _____ Street Widths: _____ Bicycle Lanes: _____ 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: *will use existing bldg. - no variances anticipated*

Comments: *Property is currently used for a family personal care home of three residents. Applicant & his mother operate several PCHs in the area.*

Planner: *Melora Furman* Date: *5/31/22*

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
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

OFFICIAL CHECK

10814429

85-128842

BRANCH 3160



Corporate Offices
Tupelo, MS

BANK

DATE June 29, 2022

\$ *****400.00

DeKalb County Dept Of Planning & Development

FOUR HUNDRED DOLLARS AND ZERO CENTS

Morning Star Personal Care Inc

Slurp Application

CUSTOMER COPY

NON-NEGOTIABLE

MP