



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: November 02, 2017, 6:30 P.M.
Board of Commissioners Hearing Date: November 14, 2017, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-17-21827 **Agenda #:** N.5

Location/Address: The southwest corner of Tallwood Drive and South Susan Creek Drive at 430 Tallwood Drive, Stone Mountain, Georgia. **Commission District:** 4 **Super District:** 6

Parcel ID: 18-013-08-001

Request: To request a Special Land Use Permit (SLUP) for home occupation (hair salon) with customer contact within the R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Article 4.2.31 of the DeKalb County Code.

Property Owners: Roger P. Edwards/ Wilson Dwight Burgett

Applicant/Agent: Roger P. Edwards

Acreage: .48 Acres

Existing Land Use: Single-Family Residence

Surrounding Properties: Single-Family Detached Residences

Adjacent & Surrounding Zoning: North, East, West & South: R-100 (Residential Medium Lot) District

Comprehensive Plan: Suburban (SUB) Consistent X

Proposed Building Square Feet: None	Existing Building Square Feet: 2,239 Square Feet
Proposed Lot Coverage: N/A	Existing Lot Coverage: <35%

ZONING HISTORY & SITE CHARACTERISTICS:

The subject site is an existing single-family residence located at the intersection of Tallwood Drive and S. Susan Creek Drive within the Sarawood Subdivision in unincorporated DeKalb County. The site has been zoned R-100 (Residential Medium Lot) District since the adoption the DeKalb County code in 1956.

Located at 430 Tallwood Drive on .48 acres, the site has frontage on both Tallwood Drive and S. Susan Creek Drive. The 2,000 plus square foot residence is a large two-story white brick structure with wood frame accents. A porch with white columns adorn the front of the residence. A side entry garage has access is via an existing driveway on Tallwood Drive (a local street). The driveway can accommodate up to six (6) vehicles. There is no access from S. Susan Creek Drive. The front lawn appears flat and well-manicured with a large magnolia tree, shrubbery and plantings along the property frontage. Existing single-family residences abut and surround the subject site.

PROJECT ANALYSIS:

The applicant is requesting a Special Land Use Permit (SLUP) for an in-home occupation with customer contact to operate a hair salon within the existing single-family residence. The applicant has operated Dwight’s Hair Studio located at Rockbridge Market Place, 3965 Rockbridge Road, Suite E, Stone Mountain, Georgia for 30 years. The existing hair studio is now closing and the intent is to relocate the business to the existing residence. Per the submitted application, the two (2) owners/operators will be the only stylists. Customers will park in the existing driveway of the single-family residence. Access will be from a side entrance into the home. There will be no modifications to the exterior of the residential structure, therefore maintaining its compatibility with other single – family residences in the area. The salon proposes to operate five (5) days (Tuesdays through Saturdays). Thursdays, Fridays and Saturdays will have the latest hours from 9:00a.m. to 7:00p.m. The manner of operation should not have any negative impact on adjacent or surrounding residence. If the petition is approved, the applicant will need to obtain a Certificate of Occupancy from the Permit Division. This allows site review of the space to be used for the business prior to obtaining a business license.

IMPACT ANALYSIS:

Section 27-7.4.6 of the DeKalb County Code states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit.

- 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 applicant is proposing an in-home occupation (hair salon) within the R-100 (Residential Medium Lot) District. The brick and frame residence on .48 acres is adequate for the proposed use and complies with required yards, parking and other standards of the zoning district.

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

The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area.

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

Based on the location of the site within an established residential subdivision on a local street, adequate public facilities and services are available for the proposed use.

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 proposed use, so as not to unduly increase traffic or create congestion in the area:

Tallwood Drive and S. Susan Creek Drives are local streets. Per the application, there will be no more than two (2) clients at any given time. The existing driveway can accommodate customer parking. Therefore, Planning Staff anticipates little or no impact on traffic in the area caused by the proposed use.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the site.

F. 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:

Access to the hair salon is via the existing curb cut (driveway) for the single-family residence. Per the information submitted with the application, the hair salon will have a separate entrance from the primary residence through a back door. However, the front and back door entrances are available for emergency exits.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

The proposed home occupation with customer contact should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

The hours of operation (by appointment only) should not have any adverse impact on adjacent or nearby residential properties. The proposed hours of operation are: Tuesdays and Wednesdays (9:00 am-7:00 pm); and Thursdays through Saturdays (9:00 am-5:00 pm). The hair salon will be closed Sundays and Mondays.

I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

All hair services will be conducted in the home, therefore not causing any adverse effects on adjoining residential land uses.

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

A home occupation with customer contact in residential zoned districts is an appropriate use with an approved Special Land Use Permit (SLUP) by the Board of Commissioners.

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

Located within a Suburban Character Area, the proposed hair salon with customer contact in the single-family residence is consistent with the following plan policy: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents (SCAP6).

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:

Transitional buffer zones are not required for a home occupation with customer contact.

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

Adequate refuse areas will be provided.

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

There do not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

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 size, scale, and massing of adjacent and nearby lots and buildings:

The existing brick and frame single-family residence is compatible in size and massing of adjacent and nearby residential dwellings in the area.

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

The proposed home occupation with customer contact should not adversely affect historic building sites, districts, or archaeological resources.

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

The proposed hair salon complies with the following supplemental regulations per Sec.27-4.2.31.C of the DeKalb County Zoning Code:

1. There shall be no exterior evidence of the home occupation.
2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
4. No more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation.
5. No more than one (1) business vehicle per home occupation is allowed.
6. No home occupation shall be operated so as to create or cause a nuisance.
7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with Article 6.1.3, and is limited to one (1) business vehicle per occupation.

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:

Based on the submitted site plan, as well as field investigation of the project site, the proposed hair salon in the existing residence should not create a negative shadow impact on any adjoining lot or building.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

Planning Staff is not aware of any hair salons within a single-family residence in the nearby residential area.

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:

The proposed home occupation with customer contact (hair salon in existing single-family residence) provides a service to the community. The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of retail and commercial services for residents in unincorporated DeKalb County.

COMPLIANCE WITH DISTRICT STANDARDS

Per the chart below, the single-family residence adheres to development standards of the R-100 (Residential Medium Lot) District.

Section 27- 2.2.1 (Table 2.2)

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		100 Feet	213 feet along Tallwood Drive and 120 feet along S. Susan Creek Drive	Yes
LOT AREA		15,000 Square Feet	20,696 Square Feet	Yes
YARD SETBACKS	FRONT	35 Feet	>35 Feet	Yes
	INTERIOR LOT - SIDE	10 Feet	>10 Feet	Yes
	REAR	40 Feet	No definitive rear yard. Two (2) adjoining interior side yard property lines	N/A
HEIGHT		Max. 35 Feet	<35 Feet	Yes
LOT COVERAGE		Max. 35%	<35%	Yes
PARKING		Min. 4 parking spaces for a single-family residence	Can accommodate at least 4 parked cars	Yes

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the submitted information, it appears that the in-home hair salon meets the criteria of the DeKalb County Zoning Ordinance for a special land use permit allowing a home occupation with customer contact. The proposed hair salon within the single-family residence should not have any adverse impact on adjacent and surrounding properties. Planning Staff's recommended conditions should mitigate anticipated impacts. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the subdivision. Given that the existing driveway can accommodate off-street parking for clients, there should be no impact on adjacent properties. The proposed hair salon would not create adverse impacts on adjoining properties by way of noise, smoke, odor, dust or vibration. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be **APPROVED WITH CONDITIONS**, subject to Staff's Recommended Conditions:

1. A home occupation, a hair salon with customer contact, within the existing single-family residence.
2. There shall be no operators other than the property owners Roger P. Edwards and Wilson Dwight Burgett who shall be licensed cosmetologists by the State of Georgia.
3. There shall be no more than two (2) customer cars at any given time.
4. The hours of operation shall be by appointment only and limited to Tuesdays and Wednesdays (9:00 am-7:00 pm); and Thursdays through Saturdays (9:00 am-5:00 pm). The hair salon shall remained closed Sundays and Mondays.
5. Parking shall be limited to the existing driveway.
6. The owners/operators shall not lease the hair salon for use by another licensed beautician and the SLUP is not transferable to any future owners of the subject property.
7. No identification sign for the hair salon shall be posted on the property.
8. No evidence of a hair salon shall be located in the front of the property.
9. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.

Attachments:

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map
5. Aerial Photograph
6. Site Photographs

NEXT STEPS

Following an approval of this modification action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- ✓ **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- ✓ **Certificate of Occupancy** *(Required prior to occupation of a commercial space and for use of property for any business type. The issuance follows the review of submitted plans if required based on the type occupancy.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat & Final Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- ✓ **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MADOLYN SPANN MSPANN@DEKALBCOUNTYGA.GOV OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP-17-21827 Parcel I.D. #: 18-013-08; 001

Address: 430
Tallwood Dr,
STONE MOUNTAIN 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:

<p><u>Did Field REVIEWED. NO problem that would</u> <u>INTERFERE with TRAFFIC Flow.</u></p>

Signature: Jerry White

10/13/2017

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

10/13/2017

N.5

SLUP-17-21827/18-013-08-001

430 Tallwood Drive, Stone Mountain, GA

Amendment

- Please see general comments.

N.6

SLUP-17-21824/16-186-01-007

7566 Union Grove Road, Lithonia, Ga

Amendment

- Please see general comments.
- Septic system installed on 07/08/1987.
- The current septic tank needs to be replaced with proper size to accommodate number of occupancy.

CHIEF EXECUTIVE OFFICER
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

DIRECTOR
Andrew A. Baker, AICP

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 9-7-2017 Application No.: SLUP-17-21827

APPLICANT NAME: Roger P. Edwards

Daytime Phone #: 4042961840 / 4042947484 Fax #: office

Mailing Address: 430 Tallwood Dr. Stone Mountain, GA 30083

E-mail: dwrightshairstudio@mac.com

OWNER NAME: Roger P. Edwards / Wilson Dwight Burgett
(If more than one owner, attach contact information for each owner)

Daytime Phone #: SEE Attachment Fax #: SEE Attachment

Mailing Address: [Redacted]

E-mail: [Redacted]

SUBJECT PROPERTY ADDRESS OR LOCATION: 430 Tallwood Dr
Stone Mountain, DeKalb County, GA, 30083

District(s): 18 Land Lot(s): 13 Block(s): C Parcel(s): 18-013-08-001

Acreage or Square Feet: steve Commission District(s): Bradshaw Existing Zoning: R-100

Proposed Special Land Use (SLUP): Hair salon / Home occupation / Limited public contact

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: Roger P. Edwards
(Check One)

Printed Name of Applicant: Roger P. Edwards

cd 486

Notary Signature and Seal:

[Signature]
Abraham Ghidoui
Notary Public, DeKalb County, Georgia
Expires 26 of January 2018

From: ROGER EDWARDS dwightshairstudio@mac.com
Subject: Public Notice for 430 Tallwood Drive Stone Mountain, Ga

Date: August 18, 2017 at 8:34 AM

To: JEAN BROWN NJQB@outlook.com, ANDREA HART legal51996@yahoo.com, JANET CURTIS 04corvette@bellsouth.net,
CONWARD JONES conward.jones07@gmail.com, DAVID KAMININSKI davidkaminski2012@gmail.com, BRIAN LUSTY
blusty@mindspring.com

RD

Contact information : Roger Edwards / Dwight Burgett 404 296 1840 Home / Salon 494 294 7484

Notice Date: August 17, 2017

PUBLIC NOTICE
TO
Request for a Special Land Use Permit

Filled by: Roger Edwards/Dwight Burgett

Located at: 430 Tallwood Drive
Stone Mountain, Ga 30083

Current Use - single family resident

Proposed Use - in home hair salon / home occupation

Hours of Operation / Tue. - Wed. 9a.m. - 8p.m.
Thurs. - Sat. 9a.m. - 5p.m
Closed Sun. & Mon.

***PRE-SUBMITTAL COMMUNITY MEETING TO TAKE
PLACE AT:***

LOCATION : 430 TALLWOOD DRIVE STONE MOUNTAIN, GA 30083

DATE & TIME: MONDAY, AUGUST 28, 2017 AT 7:00 P.M.

Notice Date: August 17, 2017

PUBLIC NOTICE
TO
Request for a Special Land Use Permit

Filled by: Roger Edwards/Dwight Burgett

Located at: 430 Tallwood Drive
Stone Mountain, Ga 30083

Current Use - single family resident

Proposed Use - in home hair salon / home occupation

Hours of Operation / Tue. - Wed. 9a.m. - 8p.m.
Thurs. - Sat. 9a.m. - 5p.m
Closed Sun. & Mon.

***PRE-SUBMITTAL COMMUNITY MEETING TO TAKE
PLACE AT:***

LOCATION : 430 TALLWOOD DRIVE STONE MOUNTAIN, GA 30083

DATE & TIME: MONDAY, AUGUST 28, 2017 AT 7:00 P.M.

CONTACT INFORMATION

ROGER P. EDWARDS

HOME - 404 296 1840

WORK - 404 294 7484

CELL - 404 422 0107

EMAIL - rogeredwards5491@comcast.net

EMAIL - dwightshairstudio@mac.com

430 TALLWOOD DRIVE STONE MOUNTAIN, GA 30083

WILSON DWIGHT BURGETT

HOME - 404 296 1840

WORK - 404 294 7484

CELL - 404 422 0248

EMAIL - dwightshairstudio@mac.com

430 TALLWOOD DRIVE STONE MOUNTAIN, GA 30083

Thursday, August 24, 2017

Special Land Use for 430 Tallwood Drive

Hi,

We are Roger P. Edwards and Wilson Dwight Burgett and we would like to provide you with information about us and what we are proposing for our home of 32 years.

First and foremost we would do nothing that would change the nature and balance of our lovely neighborhood.

About us, we opened Dwight's Hair Studio at Rockbridge Market Place, 3965 Rockbridge Road Suite E. Stone Mountain, Ga. thirty years ago. We were the first business to open in the center and have watched the rise and fall of a variety of businesses, shopping center owners and management companies over the years.

We are now at an age where we are partially retired and are not trying to grow our business but merely service our established clients needs.

There is just the two of us and our clients. We will not be building onto our home but simply reconfiguring a small interior portion.

Our clients are mostly professional people, so we try not to have them wait for our services. We book appointment times with spacing so there will be no parking congestion on our drive.

On September 1st. each year we open our appointment book for the January 1st of the next year. Most of our clients book their entire year in advance.

I am enclosing a copy of our 2018 Client Calendar, note that the **dates in yellow are non-working days.**

Please consider our proposal and if you have any concerns I hope we can address them at our meeting, 7 p.m. Monday August 28, 2017 at 430 Tallwood Drive Stone Mountain, Ga.

home phone 404 296 1840

LETTER OF APPLICATION

SUBJECT PROPERTY

The subject site is an existing single-family residence located at the intersection of South Susan Creek and Tallwood Drive; address 430 Tallwood Drive Sarawood Subdivision in unincorporated DeKalb County. The existing zoning is R-100. The residence is a two (2)-story brick structure. The property is accessed via the existing driveway Tallwood Drive. The driveway can accommodate up to six (6) vehicles. No residences on the north, east or west abut the subject site.

PROJECT APPLICATION

A Special Land Use Permit (SLUP) is requested to allow a home occupation (a hair salon with two stylist) with customer contact. The hair salon will be located in the solarium on the south (back) of the structure. Clients will park in our driveway and will follow the sidewalk to the back of the home and enter through a six foot sliding glass door. This room is approximately 12 X 24 feet (containing five, six foot sliding glass doors). We will incorporate a currant wet bar and a portion of den to form a handicap accessible bathroom and separate dispensary.

The in home hair salon will be by appointment only during the hours of operation Tuesday through Saturday. The proposed schedule of hours available are as follows but may vary slightly due to the need of our clients:

Monday	CLOSED
Tuesday	9:00 am - 7:00 pm
Wednesday	9:00 am - 7:00 pm
Thursday	9:00 am - 5:00 pm
Friday	9:00 am - 5:00 pm
Saturday	9:00 am - 5:00 pm
Sunday	CLOSED

The manner of operation of the proposed hair salon should not have any negative impact on adjacent and surrounding residences. The owners of the residence are licensed cosmetologist by the State of Georgia and will be the only stylist for the hair salon. The hours of operation should not have any adverse impact on existing residences. The existing driveway for the single-family residence can accommodate up to six (6) parking spaces for, but only one (1) to two (2) spaces will be used by clients at any given time.

DEVELOPMENT STANDARDS

Per Sec. 27-751. Home Occupations - The proposed in home hair salon complies with the following supplementary regulations for home occupations except for (e) which requires the subject to get a Special Land Use Permit per Sec. 27-145, (6) of the DeKalb County Zoning Ordinance.

(a) There shall be no exterior evidence of the home occupation.

The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding residential dwellings in the area.

(b) No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.

The manner of operation for the hair salon is professional and will not create noise, dust, vibration, odor, smoke, glare or electrical interference on adjacent and surrounding properties.

(c) The use shall be conducted entirely within the dwelling unit and only persons living in the dwelling unit shall be employed at the location of the home occupation.

The proposed hair salon shall be located within the single-family dwelling. The owners, who resides at the residence, is the operators/stylists of the hair salon.

(d) No more than twenty-five (25) percent of the dwelling unit and, in no case, more that five hundred (500) square feet, whichever is less, may be used for the conduct of the home occupation.

No more that 500 square feet of floor space will be used for the hair salon.

(e) No use shall involve public contact on the property and no article, product or service shall be sold on the premises other than by telephone.

Pursuant to the Special Land Use Permit, the applicant is requesting to have a home occupation with customer contact per Sec. 27-145.(6) of the DeKalb County Zoning Ordinance.

(f) No materials or equipment shall be stored on the premises upon which the home occupation is located, except where such materials and equipment are stored entirely within the residence.

All equipment for the proposed hair salon, including, but not limited to, shampoo bowl, hair dryer, flat irons, styling chair, etc., will be located within the space allocated for the hair salon.

(g) No vehicle other than a passenger automobile, passenger van, or passenger truck shall be used in the conduct of a home occupation, and no other vehicle shall be parked or stored on such premises.

The hair salon with customer contact does not require storage of vehicles on the premises.

(h) No home occupation shall be operated so as to create or cause a nuisance.

Given the manner of operation which is professional, the hair salon will not create or cause a nuisance.

(i) Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, taxi service, van service limousine service, wrecker service, car wash, or ammunition or firearms sales establishment.

The purpose of this home occupation is for a hair salon with two stylist.

Criteria

Section 27-873 of DeKalb County Zoning Ordinance - Special Land Use Permit; Criteria to be applied. The following criteria shall be applied 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.

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 proposed in home occupation as a hair salon will be within a single-family residence. No more that 500 square feet will be used for the hair salon. The existing driveway for the single-family residence can accommodate up to six (6) parking spaces for customer vehicles, but only one (1) to two (2) parking spaces will be used at any given time.

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

The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area.

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

The site for the in home occupation is within an established residential area and adequate public facilities and services are available for the proposed use.

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 proposed use, so as not to unduly increase traffic or create congestion in the area:

The site for the in home occupation as a hair salon is within an established residential area. There will be no more than two (2) customers at any given

time, which equals to no more than two (2) customer cars at any given time. The existing driveway for the single-family residence can accommodate up to six (6) vehicles, but only one (1) to two (2) parking spaces will be used at any given time. There is no need for customers to park on the street. There will be no adverse impact on the traffic in the neighborhood caused by the proposed use of the site.

E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:

Traffic or character of vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the site.

F. 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:

Access to the in home occupation as a hair salon is via the existing curb cut driveway for the single-family residence. The hair salon will have a separate entrance from the primary residence through a back door. However, both the back doors and the main entrance to the residence are available for emergency exits.

G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:

The proposed in home occupation with customer contact will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:

The in home hair salon will be by appointment only during the hours of operation Tuesday through Saturday, which will reduce continuous traffic flow to the site during any length of time. Customers will park in the existing driveway of the single-family dwelling. The hours of operation should not have any adverse impact on adjacent or nearby residential properties. The schedule of hours available are as follows:

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:

The in home hair salon will be operated in a professional manner. The hair salon will be within the existing single-family dwelling. There will be only one (1) to two (2) vehicles in the existing driveway at any given time. There is no reason for any customer to park on the street. There will be no adverse impact due to the manner of operation of the proposed 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:

Home occupations with customer contact are a permitted use within the R-85 (Single-Family Residential) District with a SLUP (Special Land Use Permit).

K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:

The proposed in home occupation as a hair salon with customer contact in the single-family residence is located within a Suburban Character Area and is consistent with the following plan policy: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents (SCAP6).

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:

Transitional buffer zones are not required for an in home occupation with customer contact.

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

The proposed in home occupation as a hair salon with customer contact will be in a single-family residence and adequate refuse areas will be provided.

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

There is no reason that the special land use permit should be limited in 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 size, scale, and massing of adjacent and nearby lots and buildings:

The existing two-story single-family residence is compatible in size and massing of adjacent and nearby residential dwellings in the area.

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

The proposed home occupation with customer contact will be in a single-family residence built in 1969. There is no affect to historic building sites, districts, or archaeological resources.

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

The proposed use complies with supplemental regulations for in home occupations with customer contact.

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:

The site for the proposed in home occupation as a hair salon with customer contact will be in an existing single-family residence. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings, adjoining lots or buildings.

S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area:

The site for the proposed in home occupation as a hair salon with customer

contact will have no visible street signage to indicate that a hair salon is present in the single-family residence. (as a keepsake we have placed our salon sign from our 30 year location in backyard garden area This is only visible to our returning clients for fond memories). The proposed use should not result in a proliferation of similar uses in the area.

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:

The proposed in home occupation as a hair salon with customer contact in an existing single-family residence provides a service to the community. The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of retail and commercial services for residents in unincorporated DeKalb County.

* Roger P. Edwards and Wilson Dwight Burgett are respectively requesting the Dekalb County, Georgia Board of Commissioners to grant a "Special Land Use Permit" (SLUP) for our home located at 430 Tallwood Drive, Stone Mountain, GA 30083.

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2018 Calendar

January

Su	Mo	Tu	We	Th	Fr	Sa
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

February

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	1	2	3

March

Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

April

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	1	2	3	4	5

May

Su	Mo	Tu	We	Th	Fr	Sa
29	30	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31	1	2

June

Su	Mo	Tu	We	Th	Fr	Sa
27	28	29	30	31	1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

July

Su	Mo	Tu	We	Th	Fr	Sa
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	1	2	3	4

August

Su	Mo	Tu	We	Th	Fr	Sa
29	30	31	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	1

September

Su	Mo	Tu	We	Th	Fr	Sa
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	1	2	3	4	5	6

October

Su	Mo	Tu	We	Th	Fr	Sa
30	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31	1	2	3

November

Su	Mo	Tu	We	Th	Fr	Sa
28	29	30	31	1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	1

December

Su	Mo	Tu	We	Th	Fr	Sa
25	26	27	28	29	30	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31	1	2	3	4	5

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If you agree with our request please sign.
Thank you.

SIGNATURE *Sylvia Smith-Johnson, Wayne Johnson, Nia Johnson*
ADDRESS *40913 Rockbridge Rd Ste. Nckn Ga 30083*
PHONE / DATE *678-334-8070* *9/4/17*

SIGNATURE *Patricia A Carter*
ADDRESS *439 Tallwood Drive*
PHONE / DATE *404-298-0161*

SIGNATURE *Charles J Carter*
ADDRESS *439 Tallwood Drive*
PHONE / DATE *404/298-0161*

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Thank you.

SIGNATURE *Sarah Lynn*
ADDRESS *458 Tallwood Dr*
PHONE / DATE *(4) 299-2730*

SIGNATURE *William*
ADDRESS *466 Tallwood Dr*
PHONE / DATE *404-604-7516*

SIGNATURE *May S. Belenche*
ADDRESS *469 Tallwood Dr.*
PHONE / DATE *404 292 6972*


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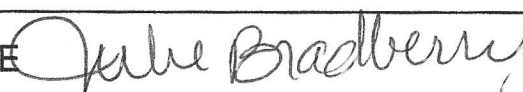
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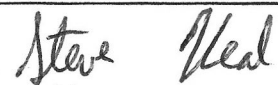
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Thank you.

SIGNATURE 
ADDRESS 469 Tallwood DR. Stone Mtn. Ga. 30083
PHONE / DATE 404 292-6972 10-19-17

SIGNATURE 
ADDRESS 469 Tallwood DR. Stone Mtn. GA 30083
PHONE / DATE 770-865-6936 9-19-17

SIGNATURE 
ADDRESS 461 Fallwood Dr. St. Mtn 30083
PHONE / DATE 7-695-3028 9/19/17

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Thank you.

SIGNATURE *George P. Lyric*
ADDRESS 408 S. Susan Creek Dr.
PHONE / DATE 678 362-0348 22 Sept. 2017

SIGNATURE *Abby K. K. K.*
ADDRESS 431 Tallwood Drive
PHONE / DATE 678 7709176 05 Oct 2017

SIGNATURE *Cheryl Manda*
ADDRESS 485 Tallwood Dr. Stone Mountain GA 30083
PHONE / DATE 10/05/17 470-440-5594

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SIGNATURE *Albert & Flora Williams*
ADDRESS *493 Tallwood Dr STN. Mtn GA 30083*
PHONE / DATE *404) 232-9040*

SIGNATURE *Phene Stoll*
ADDRESS *501 Tallwood Dr Stone Mountain GA 30083*
PHONE / DATE *404-578-2831*

SIGNATURE *Jimmy Copenny*
ADDRESS *509 Tallwood Dr STN. Mtn GA 30083*
PHONE / DATE *404-855-5381 10.5-2017*
Jimmy Copenny

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Thank you.

SIGNATURE *Jeng Yi*
ADDRESS 525 Tallwood Dr., Stone Mountain, GA 30083
PHONE / DATE ~~404~~ -292-7574 Oct 5, 2017

SIGNATURE *Joseph G. Gifford*
ADDRESS 492 S. Susan Creek Dr, Sta. Mt., GA. 30083
PHONE / DATE 404-317-8640 10-5-2017

SIGNATURE *Marta Malt*
ADDRESS 481 S. Susan Creek Dr St Mtn
PHONE / DATE 404 292 7965 10/5/17 Malt


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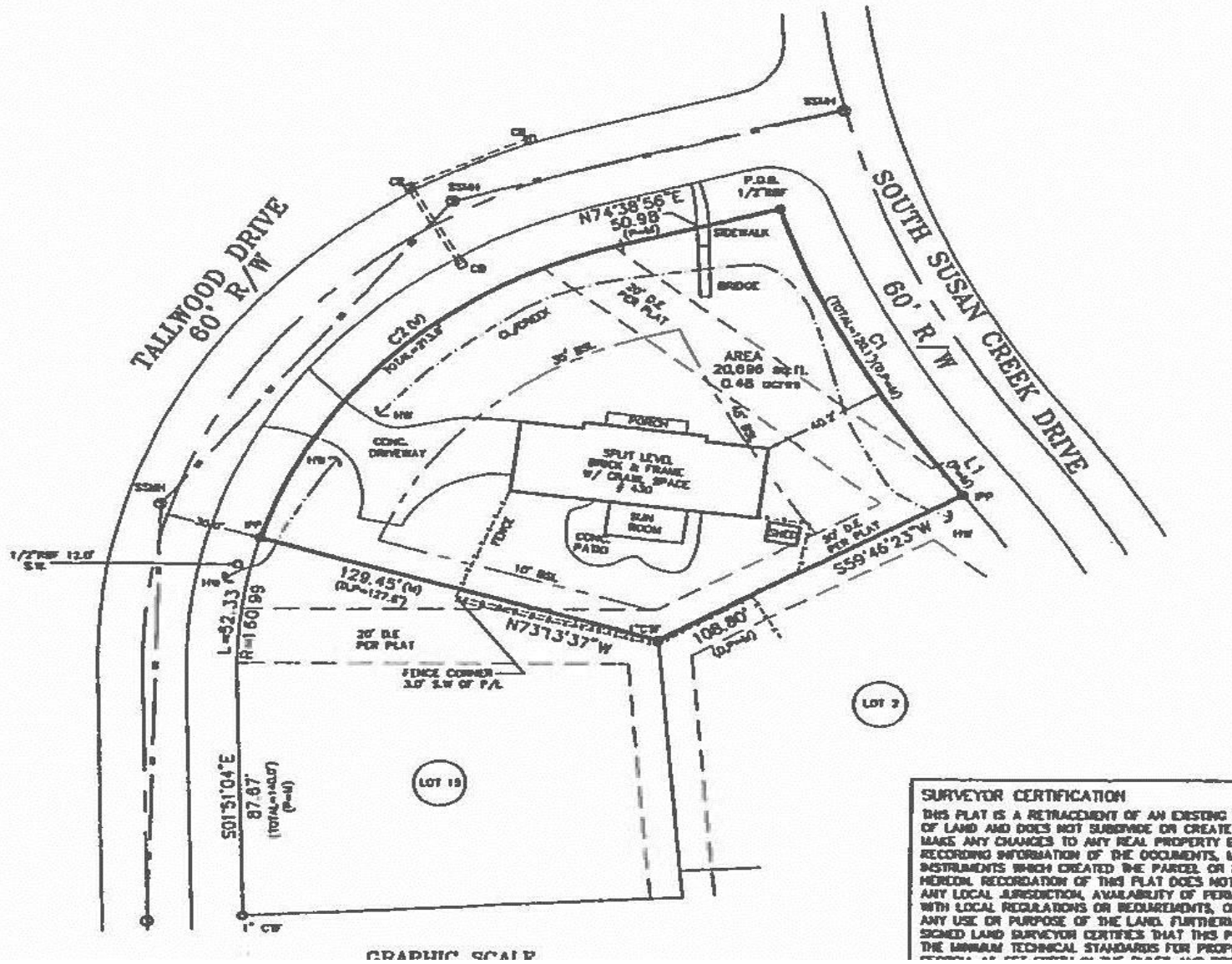
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SIGNATURE 
ADDRESS 465-S-SUSAN CR At Stone - MI-GA 30083
PHONE / DATE 404-512-3191 10-5-17

SIGNATURE
ADDRESS
PHONE / DATE

SIGNATURE
ADDRESS
PHONE / DATE



SURVEYOR CERTIFICATION
THIS PLAT IS A RETRACEMENT OF AN EXISTING P OF LAND AND DOES NOT SUBDIVIDE OR CREATE, MAKE ANY CHANGES TO ANY REAL PROPERTY OR RECORDING INFORMATION OF THE DOCUMENTS, BY INSTRUMENTS WHICH CREATED THE PARCEL OR P RECORD. RECORDATION OF THIS PLAT DOES NOT AFFECT ANY LOCAL JURISDICTION, AVAILABILITY OF PERMS WITH LOCAL REGULATIONS OR REQUIREMENTS, OR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE SURVEYOR CERTIFIES THAT THIS PLAT MEETS THE MINIMUM TECHNICAL STANDARDS FOR PROPE



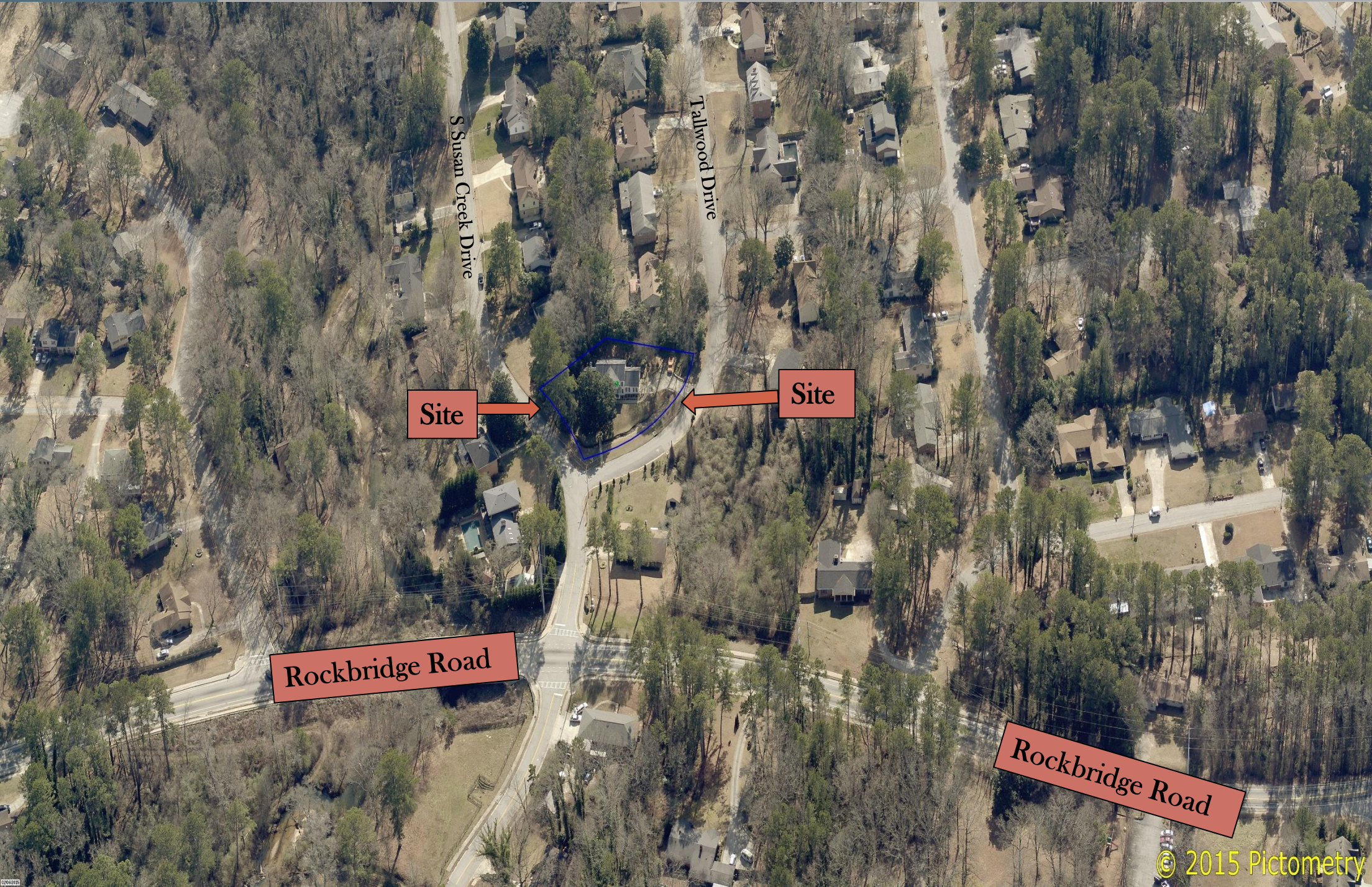




SITE

S. Susan Creek Drive

Tallwood Drive



Site

Site

Rockbridge Road

Rockbridge Road

S Susan Creek Drive

Fallwood Drive

