



**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: January 4, 2022  
 Board of Commissioners Hearing Date: January 27, 2012**

**STAFF ANALYSIS**

**Case No.:** SLUP-22-1245330 **Agenda #:** N.9  
**Location/Address:** 3640 Platina Park Court, Decatur, GA 30034 **Commission District:** 3 **Super District:** 7  
**Parcel ID:** 15-061-02-062  
**Request:** A Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in the R-100 (Residential Medium Lot-100) Zoning District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.  
**Property Owner(s):** Dorlette Franklin  
**Applicant/Agent:** Same as Applicant  
**Acreage:** 0.056 acres  
**Existing Land Use:** Single-Family Residential  
**Surrounding Properties:** **North, East, South, and West:** Detached Single Family Structures and Attached Single family structures (zoned R-100)  
**Comprehensive Plan:** SUB (Suburban)  **Consistent**  **Inconsistent**

<b>Proposed Density:</b> N.A. – no new construction proposed	<b>Existing Density:</b> N.A. – no new construction proposed
<b>Proposed Units:</b> N.A. – no new units proposed	<b>Existing Units:</b> N.A. – no new units proposed
<b>Proposed Lot Coverage:</b> N.A. – no change in lot coverage proposed	<b>Existing Lot Coverage:</b> (Estimated) 35%

**Zoning History:** Based on DeKalb County records, it appears that the R-100 (Residential Medium Lot-100) zoning of the property has not changed since adoption of the first *Zoning Ordinance* and map in 1956. The *DeKalb County 2021 Comprehensive Plan Update* designates the subject property’s future land use as Suburban (SUB).

**SITE AND PROJECT ANALYSIS**

Located in southeast Dekalb, the subject property is a .06-acre lot that has been developed with a single-family, attached home. Vehicular access is provided by a nine-foot wide, 19-foot long driveway. The front yard and most of the rear yard are planted with a lawn. The entire rear yard is approximately 943 square feet in size.

The applicant, Dorlette Franklin, proposes to operate a child day care facility for up to six children. The application states that the hours of operation would be from 7:00 A.M. to 6:00 P.M., Monday through Friday.

#### LAND USE AND ZONING ANALYSIS

**Section 27-7.4.6 of the DeKalb County Zoning Ordinance, “Special land use permit; criteria to be applied” states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted 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 size of the site is adequate for operation of a day care facility for up to six children. The current home has a backyard that will be designate for the play area. In addition, this request conforms to all supplemental regulations.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The proposed day care use for not more than six children is compatible with the surrounding neighborhood.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** Based on the location of the proposed use within an established subdivision, 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:** Traffic that would be generated by the proposed use is not expected to cause congestion on Platina Park Court or on surrounding streets.
- 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:** The proposed use is expected to generate traffic only from passenger vehicles, which would 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:** Kenville Lane is a two-way local street in good condition. As a local street, it carries low levels of traffic. It can provide safe, satisfactory vehicular access to and from the subject property. Pedestrian access to the home for parents or children can be safely provided by the walkway that leads from the driveway to the front door. There is also a rear door that provides egress to the back yard. Two points of ingress and egress is sufficient to provide a means of exiting the house in an emergency. A fire truck or ambulance could access the property from the driveway or from Platina Park Court, since the home is approximately 19 feet from the right of way.
- 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:** Some noise might be generated when the children are playing outside, but children typically play outdoors in single-family neighborhoods. Thus, the facility would not introduce activity into the neighborhood that would be unexpected or unreasonable.
- 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 proposed hours of operation, 7:00 A.M to 6:00 P.M. (Monday –

Friday), are not expected to have an adverse effect on adjoining land uses. These hours are reasonable for a day care facility whose clients are working parents.

- 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:** The day care facility is expected to operate in a manner that would not have an adverse impact on adjoining 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:** The proposed use conforms to all the supplemental regulations as well as requirements to grant a Special Land Use Permit.
- K. **Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposed child day care facility is consistent with policies of the *2035 DeKalb County Comprehensive Plan* that support the Preserve and enhance the integrity and quality of existing residential neighborhoods. In addition, because the size, scale, and appearance of the existing single-family home will be maintained, the proposed use is consistent with Suburban Character Area Policy No. 1 of the Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density."
- 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:** N/A
- M. **Whether or not there is adequate provision of refuse and service areas:** Refuse will be deposited in a typical garbage can that is emptied on a regular basis by the DeKalb County Sanitation Department. This arrangement is satisfactory.
- N. **Whether the length of time for which the special land use permit is granted should be limited in duration:** Because the proposed day care facility appears to be appropriate at the proposed location, there is no reason to limit the duration of the 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:** Because no new buildings are proposed, this consideration is not applicable.
- P. **Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** There are no historic building sites, districts, or archaeological resources on the subject property or in the surrounding area.
- Q. **Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The proposed use meets the requirements contained in the supplemental regulations for a child day care facility.
- 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:** Because no new buildings are proposed, this consideration is not applicable.
- S. **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 use would be consistent with the needs of the neighborhood and of the community as a whole. It would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

#### Sec. 7.4.7. - Additional criteria for specified uses.

**C. Child day care facility.** In determining whether to authorize a special land use permit for a child day care facility, the board of commissioners shall also consider each of the following criteria:

**1. Whether there is adequate off-street parking for all staff members and for visitors to the child day care facility:**

The driveway, which can accommodate up to four cars at a time, provides satisfactory off-street parking for visitors and staff. Ms. Franklin does not envision an occasion that would necessitate parking for visitors, and it is not likely that four parents will drop off children simultaneously.

**2. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use:** Currently, there is an existing 6-foot wooden fence located in the back yard that would screen the proposed play area.

**3. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility:** The driveway is satisfactory for children drop off and pick up. Platina Park Court is a residential street that is located in the heart of a single-family neighborhood. It is not a cut-through route to any major employment destinations. It is unlikely that there would be traffic congestion or hazards on the street during the times at which parents would be dropping off or picking up their children. It appears that parents can safely back out of the driveway after dropping off or picking up their children, since Platina Park Court is a local residential street.

**4. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district:** The day care facility will be operated in a single-family attached home and satisfied the supplemental regulations to operate a child day center.

**Supplemental Regulations.**

**A. Each child day care facility and child day care center shall comply with all applicable state day care requirements for standards, licensing and inspection. A DeKalb County business license is required.**

- Minimum 30 square feet of indoor play area for each child: Ms. Franklin has been informed of this requirement and must show compliance before a certificate of occupancy is issued.
- Minimum size of outdoor play area: Current GA Department of Early Child Care and Learning regulations (O.C.G.A. § 20-1A-1 et seq., amended August 2013) do not establish a minimum square footage for the outdoor play area. However, there is well over 700 square feet of play area in the rear yard that would be fenced for a play area.
- Outdoor play area shall be enclosed by minimum four-foot high fence or wall: Ms. Franklin has been informed of this requirement and must show compliance before a certificate of occupancy is issued.
- Ms. Franklin is aware that a DeKalb County business license is required.

**B. Prior to the issuance of a business license for a child day care facility or child day care center, the necessary licensing from the State of Georgia shall be obtained, including compliance with all requirements related to minimum area for classrooms, play areas, and fencing. Each child day care facility and child day care center shall provide off-street parking spaces as required by the applicable zoning district. Each child day care center shall provide an adequate turnaround on the site.**

- Ms. Franklin is aware that a license from Bright from the Start is required to operate a child day care facility. No classrooms are proposed. See discussion of compliance of State requirements, above.
- Regarding off-street parking requirements, see response to Additional Criteria No. 3, above.

**C. The exterior appearance of any child day care facility located in a residential district shall be maintained as a residential structure, and no signs other than those otherwise authorized within the applicable zoning**

**district shall be erected (no cut-outs, animal characters, or other graphics shall be affixed to the exterior of the structure or displayed upon the premises).**

- Ms. Franklin has stated that she does not intend to change the character of the exterior of her house or post any signs for the day care service.

**D. No child day care facility shall be located within one thousand (1,000) feet of another child day care facility.**

According to the facilities locator operated by the Georgia Department of Early Care and Learning - Bright From the Start Program, the nearest existing child care facility is located 1,795 feet from the subject property.

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.**

The proposed child day care facility is consistent with policies of the *2035 DeKalb County Comprehensive Plan* that support the provision of convenient childcare for working parents. The day care facility satisfies the considerations and supplemental regulations for a Special Land Use Permit and is expected to be operated in a manner that would not have an adverse impact on adjoining land uses. Implementation of the conditions recommended by Staff would enable the facility to meet State and County requirements and regulations. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:



1. The Special Land Use Permit for a child day care facility for up to six children shall be granted to Dorlette Franklin and shall not be transferrable to another operator or location.
2. The outdoor play area shall be enclosed by minimum four-foot-high fence or wall.
3. Ms. Franklin shall obtain a license from the Georgia Bright from the Start Program to operate a child day care facility prior to obtaining a County business license.
4. Ms. Franklin shall obtain a certificate of occupancy to operate a child day care facility.
5. Ms. Franklin shall obtain a County business license prior to operating the child day care facility, and it shall be renewed annually.
6. Hours of operation shall be Monday – Friday, 7:00 a.m. – 6:00 p.m.

**Attachments:**

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

## NEXT STEPS

*Following an approval of this zoning 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 or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch 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.**

AREA: 2,435 SF (0.056 AC)

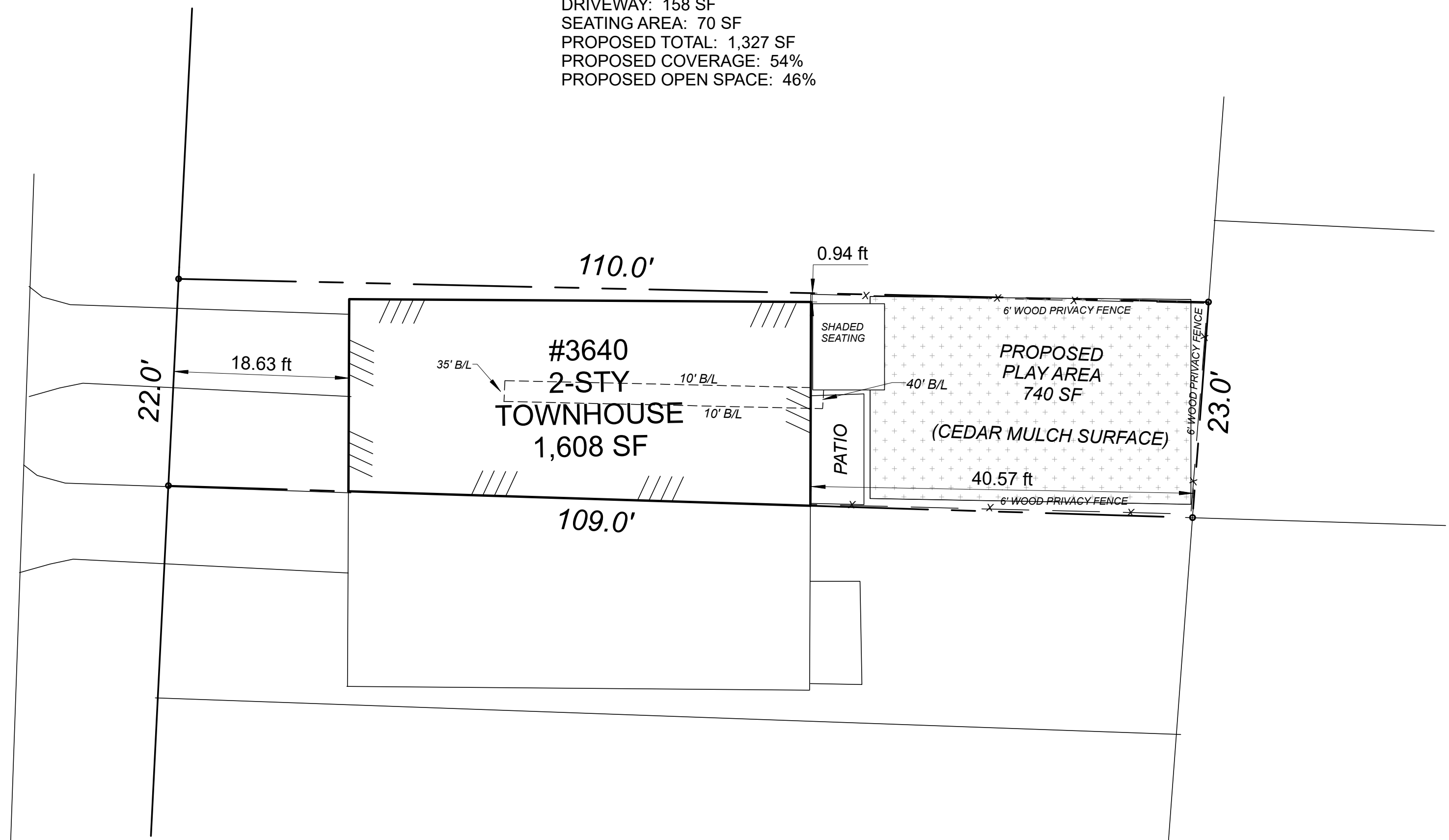
ZONING: R-100  
FRONT: 35'  
SIDE: 10'  
REAR: 40'  
MAX LOT COVERAGE: 35%  
MIN OPEN SPACE: 20%

EXISTING LOT COVERAGE  
HOUSE: 1,033 SF  
PATIO: 66 SF  
DRIVEWAY: 158 SF  
EXIST TOTAL: 1,257 SF (52%)  
EXIST. OPEN SPACE: 48%

PROPOSED LOT COVERAGE  
HOUSE: 1,033 SF  
PATIO: 66 SF  
DRIVEWAY: 158 SF  
SEATING AREA: 70 SF  
PROPOSED TOTAL: 1,327 SF  
PROPOSED COVERAGE: 54%  
PROPOSED OPEN SPACE: 46%



PLATINA PARK CT 55' R/W



GRAPHIC SCALE  
1" = 10'

REVISIONS	County:	DEKALB	Scale:	1' = 10'
	District:	15 TH	Date:	10/28/21
	Land Lot:	61	Drawn:	LJL

TITLE  
 SITE PLAN FOR  
 DORLETTE FRANKLIN  
 3640 PLATINA PARK DR, DECATUR, GA 30034

**LUCAS** RESIDENTIAL DESIGN  
 5802 Cedar Croft Lane  
 Lithonia, GA 30058  
 404-680-5426  
 lucas.residentialdesign@gmail.com

SHEET  
**S-1**



**DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM**

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL [lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)**

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

Case No.: SLUP-22-1245330

Parcel I.D. #: 15-061-02-062

Address: 3640 Platina Park Court

\_\_\_\_\_  
\_\_\_\_\_

**WATER:**

Size of existing water main: 8" adequate (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: \_\_\_\_\_

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**SEWER:**

Outfall Servicing Project: Conley Creek

Is sewer adjacent to property: Yes () No () If no, distance to nearest line: \_\_\_\_\_

Water Treatment Facility: Snapfinger Plant ( adequate ( inadequate)

Sewage Capacity: 36 (MGPD) Current Flow: 28.3 (MGPD)

**COMMENTS:**

Sewer capacity request required. Area may be restricted.

Signature: \_\_\_\_\_



## **ZONING COMMENTS – DEC. 2021**

N1- No comment

N2. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Linecrest Rd is classified as a collector road. Infrastructure Requirements: 35 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Code Section 14-200 (e): 79 lots require two access points. This will require a variance to the Land Development Code prior to land development permit approval from the Transportation Division at time of permitting.

N3. No Comment.

N4 & N5. Memorial Drive is a State Route. GDOT review and approval required prior to permitting at land development stage.

N6. No comment

N7. No comment

N8. Please see chapter 5 of the zoning code and chapter 14-190 of the land development code for infrastructure requirements. Rockbridge Rd is classified as a minor arterial. Infrastructure Requirements: 40 foot right of way dedication from centerline or such that all public infrastructure is within public right of way, whichever greater, 6 foot sidewalk, 4 foot bike lane (or 10 foot multiuse path in lieu of required bike lanes and 6 foot sidewalk), 10 foot landscape strip and street lights. Verify that the access point meets intersection and stopping sight distance based on AASHTO design guidelines when submitting for permitting. Interior roads require a 27.5 foot right of way dedication from the centerline or such that all public infrastructure is on county right of way. Requires a 6 foot landscape strip, 6 foot sidewalk and street lights. Please note that the top section appears to have more lots per access than the code allows (Code Section 14-200 (e)- more than 75 units requires 2 access points). If access is allowed on Pepperwood- then Pepperwood to Hickory Hills Trail and Hickory Hills Drive to Rockbridge should be resurfaced by the developer and sidewalks added to connect to the new sidewalks in the proposed neighborhood to offset impacts. I would prefer to see the sidewalks added all the way to Rockbridge via Hickory Hills Trail and Hickory Hills Drive to reduce impacts to the existing property owners, if the existing property owners so desire sidewalks, but, at a minimum, the one lot sidewalk gap on Pepperwood should be eliminated.

N9. No comment

12/20/2021

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

12/20/2021

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N.1

SLUP-22-1245307 2021-3515 16-059-01-227

2038 Mallard Way, Lithonia , GA 30058

Amendment

- Please review general comments

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N.2

Z-22-1245310 2021-3516 15-009-01-001, 15-009-01-006, 15-009-01-008

2712 Whitfield Road, Ellenwood, GA 30294

Amendment

- Please review general comments.
- Onsite Septic installed on surrounding property at 2241 Whitfield Drive on 06/29/1972 and 2281 Whitfield Drive on 09/06/1973 on 09/06/1073.

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N.3

SLUP-22-1245311 2021-3517 18-091-01-063

971 North Road, Stone Mountain, GA 30083

Amendment

- Please review general comments
- Onsite septic system installed on property 754 North Hairston , Stone Mountain on 12/30/2003 (surrounding location).

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N.4

CZ-22-1245311 2021-3518 15-217-04-024

3644 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

## DeKalb County Board of Health

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12/20/2021

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N.4

SLUP-22-1245321 2021-3519 15-217-04-024

3622 Memorial Drive, Decatur, GA 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 3232 Memorial Drive on 4/21/1970 indication of possible system within surrounding property.

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N.6

SLUP-22-1245322 2021-3520 15-023-01-142

3956 Ambrose Ridge Ct. , Ellenwood, GA 30294

Amendment

- Please review general comments.

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N.7

SLUP-22-1245323 2021-3521 15-183-05-015

1691 Candle Road, Decatur, Ga 30032

Amendment

- Please review general comments.
- Onsite septic system installed on property 1888 Candler Road in 01/13/1959 indication of possible system within surrounding property.

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N.8

Z-22-1245331 2021-3522 / 18-039-03-027, 18-039-03-029, 18-039-03-038,  
18-039-03-039, 18-039-03-040, 18-039-03-041, 18-039-03-044, 18-039-03-  
110, 18-039-03-112,

499 Rockbridge Road, Stone Mountain, GA 30083

Amendment

- Please review general comments.
- Onsite septic system installed on property 4995 Rockbridge Road in 05/04/1964 indication of possible system within surrounding property.

## DeKalb County Board of Health

404.508.7900 • [www.dekalbhealth.net](http://www.dekalbhealth.net)

12/20/2021

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N.9

SLUP-22-1245330 2021-3525 /15-061-02-062

3640 Platina Park Court, Decatur, GA 30034

Amendment

- Please review general comments.



## DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

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**

Consult the Georgia DOT as well as the DeKalb County Transportation Department prior to land development permit. Verify widths from the centerline of the roadways to the property line for possible right-of-way dedication. Improvements within the right-of-way may be required as a condition for land development application review approval. Safe vehicular circulation is required. Paved off-street parking is required.

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area was not indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer was not reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.

- **Fire Safety**

Plans for land development permit must comply with Chapter 12 DeKalb County Code for fire protection and prevention.

(N-9)



DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO  
MICHELLE ALEXANDER [mmalexander@dekalbcountyga.gov](mailto:mmalexander@dekalbcountyga.gov) AND/OR LASONDRA HILL  
[lahill@dekalbcountyga.gov](mailto:lahill@dekalbcountyga.gov)

COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-22-1245332 Parcel I.D. #: 15-061-02-062

Address: 3640  
PLANTINA PARK CT.  
DECATUR 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) 6/7<sup>TH</sup> 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:

Plans and field reviewed. Nothing found that would disrupt traffic.

Signature: [Handwritten Signature]





DeKalb County  
GEORGIA

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

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

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

APPLICANT NAME: Dorlette Franklin

Daytime Phone #: 678 628 5481 Fax #: \_\_\_\_\_

Mailing Address: 3640 Platina Park Ct Decatur ga 30034  
E-mail: Yollette7angels@gmail.com

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

Daytime Phone #: 678 628 5481 Fax #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
E-mail: Yollette7Angels@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 3640 Platina Park Ct Decatur, DeKalb County, GA, 30034

District(s): \_\_\_\_\_ Land Lot(s): 61 Block(s): \_\_\_\_\_ Parcel(s): \_\_\_\_\_

Acreage or Square Feet: 1608 Commission District(s): DeKalb Existing Zoning: \_\_\_\_\_

Proposed Special Land Use (SLUP): Home Child Care

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: Dorlette Franklin  
(Check One)

Printed Name of Applicant: Dorlette Franklin

Notary Signature and Seal:

BRETT D MCCOY  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Comm. Expires June 16, 2023



DeKalb County  
GEORGIA

404.371.2155 (o)  
404.371.4556 (f)  
DeKalbCountyGa.gov

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION 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: 10/6/2021

TO WHOM IT MAY CONCERN:

(I) (WE), Dorlette Franklin  
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to  
3640 Platina Park Ct Decatur Ga 30034  
Name of Applicant or Agent

BRETT D MCCOY  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Comm. Expires June 16, 2023

to file an application on (my) (our) behalf.  
[Signature]  
Notary Public

[Signature]  
Owner

Notary Public

Notary Public

Owner

Owner

Notary Public

Owner

Dear Neighbors/Commissioners of District 3.

To whom it may concern, I, Dorlette J Franklin a resident of Dekalb county for the past three years am writing to you today to apply for a special land use permit. My intent is to start an in-home learning childcare center for a small group of children aging from one years old and up. This would be help on my residential property of 3640 Platina Park Ct, Decatur, GA 30034.

Just to give a brief summary of myself and background. I am a 37-year-old mother of 3 teenage girls aging from 14-18. I have been a Certified Nursing Assistant of Elderly's and Children for the last 18+ years and have always has a passion for teaching. Since I was a young girl, I have helped raise all of my nieces and nephews, being that I was the youngest of seven children. I knew then that I wanted to be a mother myself and work with kids.

The care facility: Yolettes 7 Angels will be running at my fully renovated and remodeled second home, that is fully fenced, baby proofed and equipped with an amazing security system. The hours of operation would be 7am-6pm Mon-Friday. Providing children with activities, learning equipment, Breakfast, lunch, and snacks. I will be sending out this letter of intent throughout the community as well as to the district commissioners and neighborhood association.

Thank you all so much for your consideration in this matter as well as I am looking forward to the small contribution I can possibly make towards our community and the children of it. God bless all.

Dorlette J Franklin

Dorlette J Franklin

3640 Platina Park Ct  
Decatur, GA 30034  
United States

+1 (678) 628-5481

[Yolette7angels@gmail.com](mailto:Yolette7angels@gmail.com)

October 2nd, 2021

Community Meeting

Dear Neighbors,

To whom it may concern, I, Dorlette J Franklin am writing this letter today because I am currently in the process of starting an in-home childcare facility. If you are receiving this letter, it is because you are a resident within proximity of my home 3640 Platina Park, here in Decatur GA. I am currently applying for a Special Land User Permit that would allow me to care for up to six children within the facility. My hours of operation would be Monday- Friday, between the hours of 7am -6 pm. For this reason, I will be hosting a zoom webinar holding a virtual community meeting and you are invited.

This meeting will be held on Friday, October 22nd at 6pm to discuss this proposal, please feel free to join me.

Meeting ID: 823 105 5339

Passcode: j76WT4

Should you have any questions or concerns regarding the process, please feel free to contact me directly at +1 (678) 628-5481. Thank you all and have a blessed day!

Sincerely, Dorlette J Franklin



Dorlette Franklin &lt;yolette7angels@gmail.com&gt;

**Community Meeting**

9 messages

**Dorlette Franklin** <yolette7angels@gmail.com>

Sat, Oct 2, 2021 at 1:10 PM

To: berryfreda227@gmail.com, bethbond@bellsouth.net, pat.lawrencecraig@gmail.com, phthompson3@msn.com, NettieJackson@me.com, tharris@galleryatsouthdekalb.com, csanders@eastmetrocid.com, Pdk-powell@comcast.net, dlocks1019@aol.com, sls1289@gmail.com, leannef@lightnountain.com, frank@golleyrealty.com, mfunk64@att.net, rbarrow@comcast.net, saberlinksy@gmail.com, mhand27@gahoe.com, barnesve@yahoo.com, naacpdek@comcast.net, bcpace2@gmail.com, christinedennis@bellsouth.net, jacquelynbuiebrown@gmail.com, albertajordan@bellsouth.net, bjaevnt@gmail.com, elitedesignsatl@yahoo.com, jasu1@bellsouth.net, sbhouston@bellsouth.net, norfley@yahoo.com, president@naacpdekalb.org, k1776usa@yahoo.com

**2 attachments** **distr3 n neighborhood .docx**  
14K **communtiy letter.docx**  
13K**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Sat, Oct 2, 2021 at 1:10 PM

To: yolette7angels@gmail.com

**Address not found**

Your message wasn't delivered to [leannef@lightnountain.com](mailto:leannef@lightnountain.com) because the domain [lightnountain.com](http://lightnountain.com) couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 8350602 DNS type 'mx' lookup of [lightnountain.com](http://lightnountain.com) responded with code NXDOMAIN Domain name not found: [lightnountain.com](http://lightnountain.com)

Final-Recipient: rfc822; [leannef@lightnountain.com](mailto:leannef@lightnountain.com)

Action: failed

Status: 4.0.0

Diagnostic-Code: smtp; DNS Error: 8350602 DNS type 'mx' lookup of [lightnountain.com](http://lightnountain.com) responded with code NXDOMAINDomain name not found: [lightnountain.com](http://lightnountain.com)

Last-Attempt-Date: Sat, 02 Oct 2021 10:10:39 -0700 (PDT)





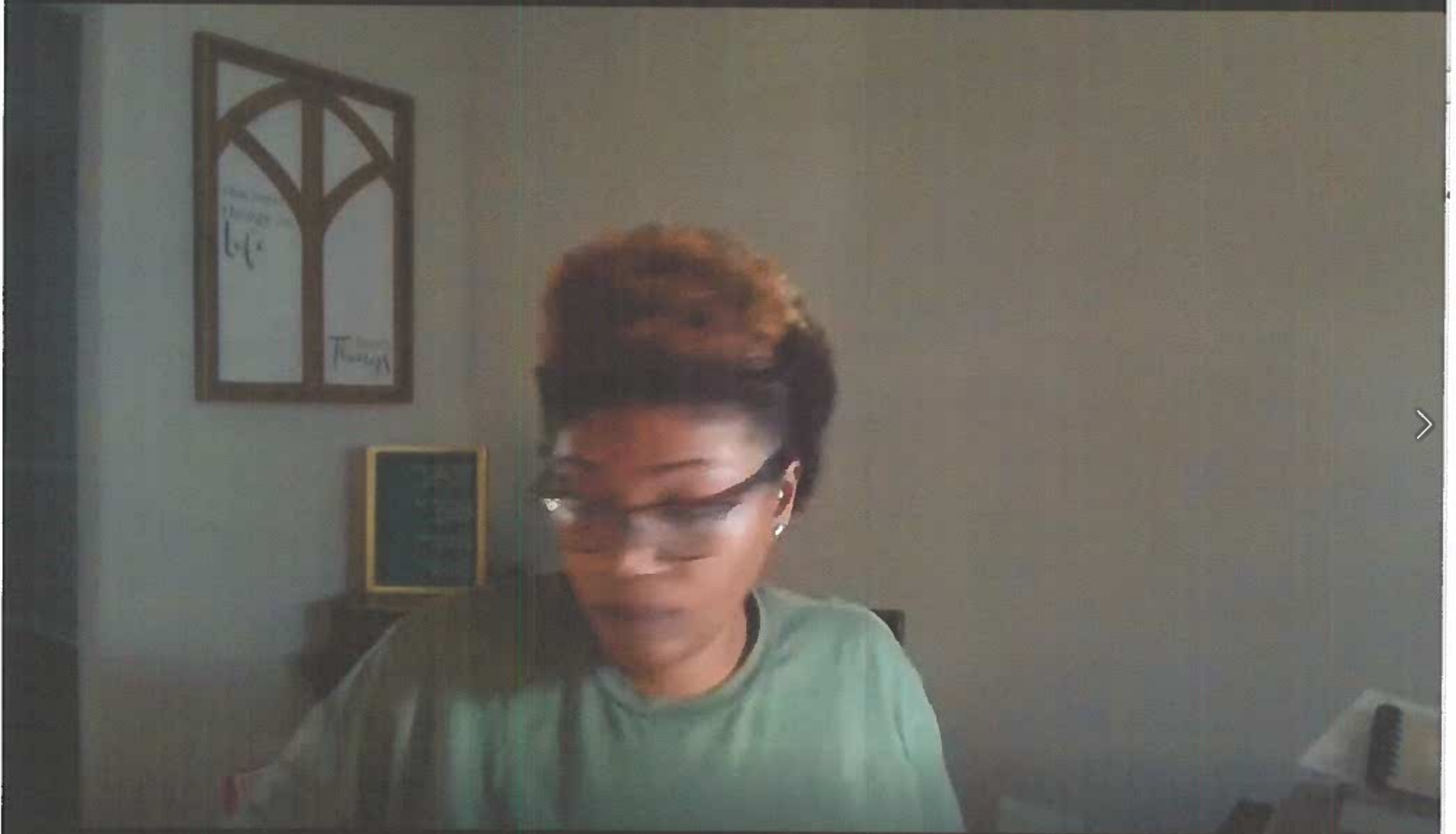
Dorlita Franklin

Dorlita Franklin  
3840 Pittman park ct  
Decatur Ga 30034

Dorlita Franklin

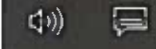
Dorlita Franklin  
3840 Pittman park ct  
Decatur Ga 30034

JENNIFER JARANCK  
309 LEHIGH WAY  
DECATUR GA 30034



0:00:39

0:44:57





18:07:16  
18:11:40

From Dorlette Franklin : hello everyone  
From j76WT4 : hello

Property Appraiser's Parcel I.D. Number:

**LIMITED WARRANTY DEED**

STATE OF GEORGIA

COUNTY OF ROCKDALE

THIS INDENTURE, made this 28th day of September, 2018, between

**Heidi Selicia Hall**

of the County of Dekalb, State of Alabama, as party or parties of the first part, hereinafter called Grantor,  
and

**Dorlette Franklin**

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 61 of the 15th District of DeKalb County, Georgia, being Lot 37, Block B, Platina Park Townhouses, according to plat recorded in Plat Book 94, Page 32, as revised in Plat Book 95, Page 39, DeKalb County Records. Reference to said plat is hereby made for a complete description of the property herein described.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, 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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

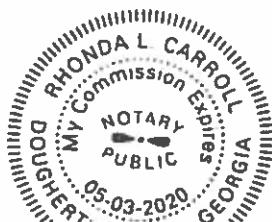
Signed, sealed and delivered in the presence of:

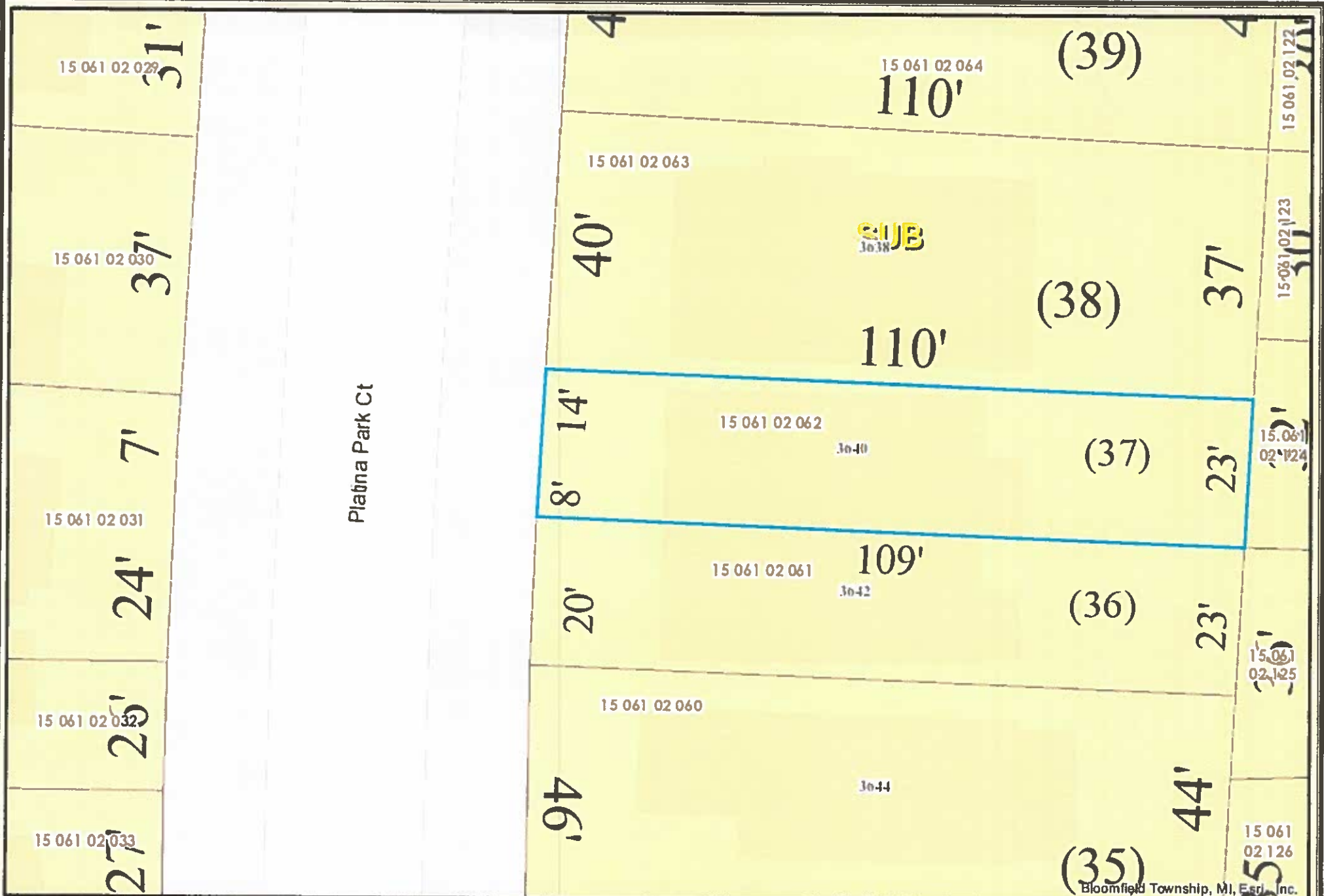
[Signature]  
Unofficial Witness

Heidi Selicia Hall (Seal)  
Heidi Selicia Hall

[Signature]  
Notary Public

My Commission Expires: 05/03/2020





# DeKalb County Parcel Map



Date Printed: 10/26/2021



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Bloomfield Township, MI, Esri, Inc.

## IMPACT ANALYSIS

Dorlette Franklin

**A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.**

Located on 1608 square feet, adequate land is available to operate an in-home childcare facility. All required yards, open space, off-street parking, and all other applicable requirements are met.

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

Not applicable.

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

Given that the area surrounding the proposed in-home childcare facility contain public streets, adequate public services and facilities are available. There are also utilities available in the facility.

**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;**

Entering and exiting the facility, there is a residential driveway located on Platina Park Court. Platina Park Court appears to have adequate traffic-carrying capacity for the trips that would be generated by the facility.

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

The character of the vehicles nor traffic generated by the in-home childcare facility will not adversely affect any existing land uses located 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 references 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 an emergency such as a fire, the facility will have adequate ingress and egress to the current structure. The facility current has ingress and egress from Platina Park Court.

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

The proposed use will create no adverse impacts upon any adjoining land use by reason of any abnormal smoke, odor, dust, noise, nor vibration expected from a townhouse.

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

The hours of operation proposed for the in-home childcare facility should not create any adverse impacts upon any adjoining land.

**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 manner of operation proposed for the in-home childcare facility should not create any adverse impacts upon any adjoining land.

**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;**

The proposed plan is consistent with all of the requirements of the 15<sup>th</sup> district classification in which the use is proposed to be located.

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

The proposed use is consistent with the requirements of the policies of the comprehensive plan.

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

Transitional buffer zones are not required.

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

Adequate provision of refuse and service areas will be provided adjacent to the facility.

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

There does 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 the adjacent and nearby lots and buildings.**

The proposed use is an existing townhouse and is consistent with nearby townhouse and 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 plan 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 two normal or compact size passenger vehicles.

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

The proposed use will be in an existing 2-story home, thus, no adverse impacts from building height will be created.

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

The proposed use of the in-home childcare facility will not result in a disproportional proliferation of that or similar uses in the subject character 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 use shows consistency with the needs of the community. The proposed use shows consistency with the Comprehensive Plan.

To whom it may concern,

I, Dorlette Franklin, am writing to inform you that I am submitting my application for planning and sustainability. Unfortunately, due to covid -19 most of the companies I contacted for a boundary survey or site plan are no longer doing so for residential properties. Along with that, due to the holidays coming up, the previously scheduled dates have been pushed back to late November or some time in December. I have spoken to David Cullison who stated he spoke with Mathew Williams who stated that I am able to submit the application without it. Once I receive the site plan and boundary survey, I will proceed to send it in. If you have any more question, please feel free to contact me at 678-628-5481.

Each child day care facility and child day care center shall be subject to the following requirements.

A child day care facility or center may also be a kindergarten or preschool.

A. Each child day care facility and child day care center shall comply with all applicable state day care requirements for standards, licensing and inspection. A DeKalb County business license is required.

In the process of obtaining .

B. Prior to the issuance of a business license for a child day care facility or child day care center, the necessary licensing from the State of Georgia shall be obtained, including compliance with all requirements related to minimum area for classrooms, play areas, and fencing. Each child day care facility and child day care center shall provide off-street parking spaces as required by the applicable zoning district. Each child day care center shall provide an adequate turnaround on the site.

Applicable.

C. The exterior appearance of any child day care facility located in a residential district shall be maintained as a residential structure, and no signs other than those otherwise authorized within the applicable zoning district shall be erected (no cut-outs, animal characters, or other graphics shall be affixed to the exterior of the structure or displayed upon the premises).

I have no plans of doing so / None.

D. No child day care facility shall be located within one thousand (1,000) feet of another child day care facility.

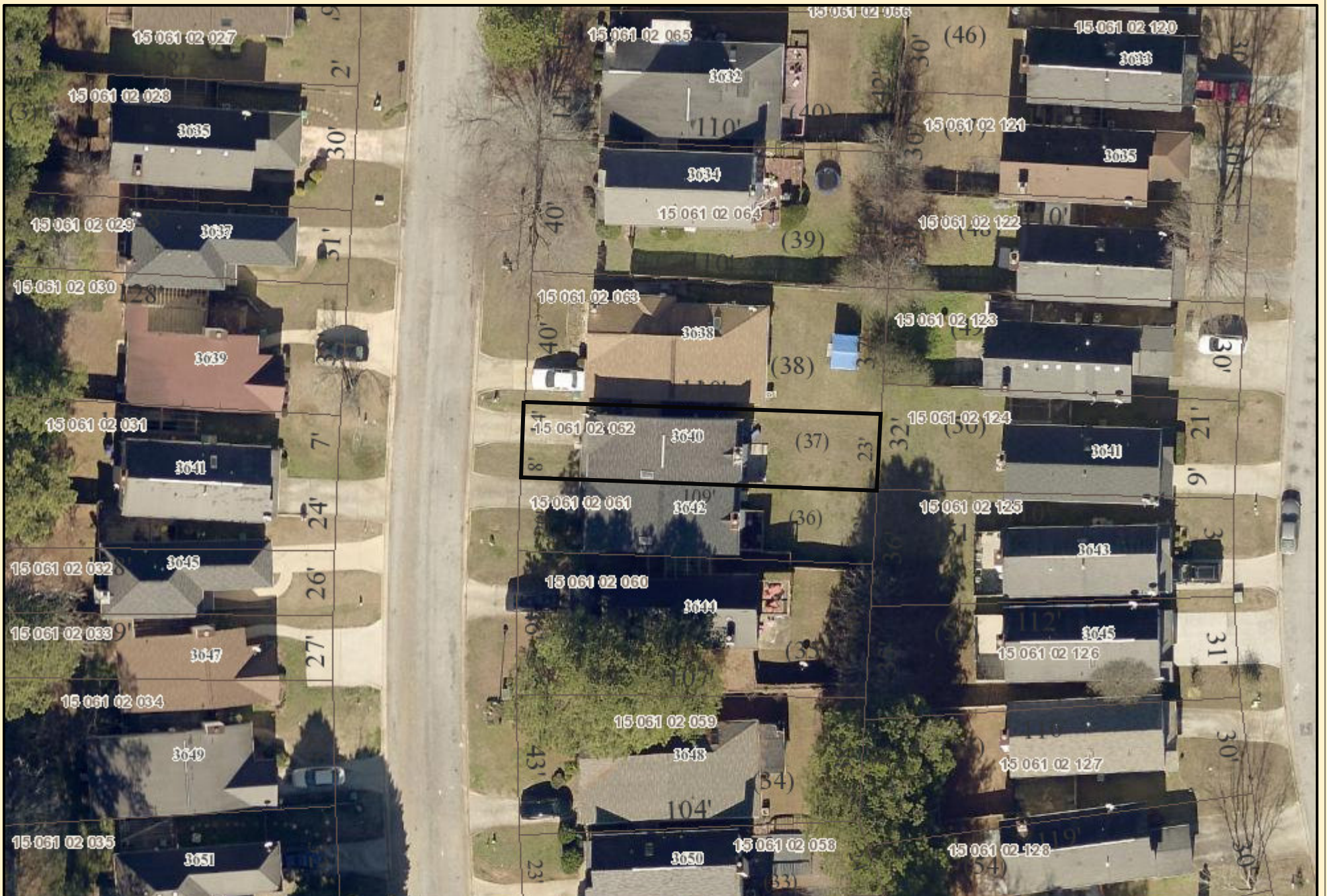
My facility is located 1,600 sq feet away from the nearest day care.



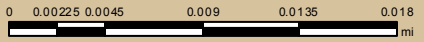
This home is an existing Town House. No modifications are being made to the existing structure. The goal of this application is to simply start up an in-home childcare facility.

Photo of Property:





# Aerial Map

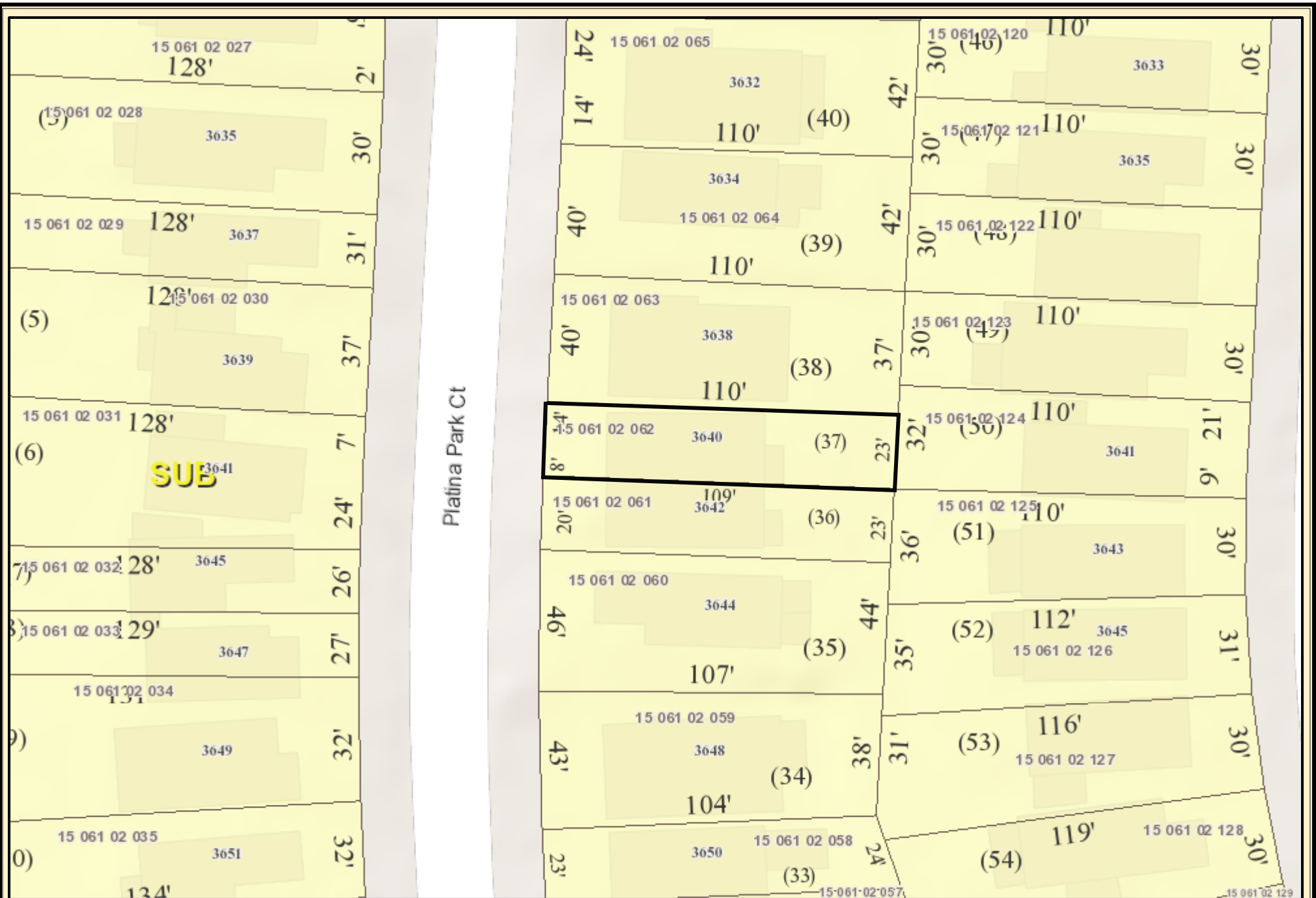


Date Printed: 12/6/2021



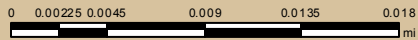
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Platina Park Ct

## Future Land Use Map



Date Printed: 12/6/2021

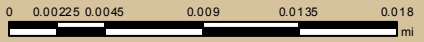


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# Zoning Map



Date Printed: 12/6/2021



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