

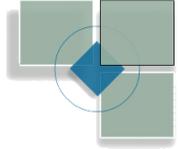


## DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

(404) 371-2155 / [plandev@dekalbcountyga.gov](mailto:plandev@dekalbcountyga.gov)



Michael L. Thurmond  
Chief Executive Officer

**Planning Commission Hearing Date: Thursday, September 7, 2017, 6:30 P.M.**  
**Board of Commissioners Hearing Date: Tuesday, September 26, 2017, 6:30 P.M.**

### STAFF ANALYSIS

<b>Case No.:</b>	SLUP-17-21701	<b>Agenda #:</b> N.5
<b>Location/Address:</b>	The north side of Old Rockbridge Road and east of Ridge Avenue at 5392 Old Rockbridge Road, Stone Mountain, Georgia.	<b>Commission District: 4 Super District: 7</b>
<b>Parcel ID:</b>	18-037-01-016	
<b>Request:</b>	To request a Special Land Use Permit (SLUP) to allow a recreational club for veterans on property zoned RSM (Small Lot Residential Mix) District in accordance with Chapter 27-Article 4.1 Use Table of the DeKalb County Code.	
<b>Property Owner:</b>	Santiago Martinez	
<b>Applicant/Agent:</b>	Charmelle Scott	
<b>Acreage:</b>	.44 Acres	
<b>Existing Land Use:</b>	Single Family Residential Structure	
<b>Surrounding Properties:</b>	Single-Family residences; Rockbridge shopping plaza	
<b>Adjacent Zoning:</b>	North: RSM (Small Lot Residential Mix) District West, East & South: R-100 (Residential Medium Lot) District Southwest: NS (Neighborhood Shopping) District Further East: City of Stone Mountain	
<b>Comprehensive Plan:</b>	Suburban (SUB)	Consistent X
<b>Proposed Square Ft.:</b>	No additional square footage proposed	<b>Existing Square Feet:</b> House -1,502 Square Feet Shed – 104 Square Feet
<b>Proposed Lot Coverage:</b>	No additional lot coverage proposed	<b>Existing Lot Coverage:</b> <35%

## **ZONING HISTORY**

The subject site is a vacant single-family residence located at 5392 Old Rockbridge Road, near the City limits of Stone Mountain in unincorporated DeKalb County. The site is zoned RSM (Small Lot Residential) District pursuant to CZ-88017 for three (3) single-family residences. Located on .44 acres, the site consists of a one (1) story brick house structure with a crawl space and outdoor storage shed. The overall building square footage on the site is 1,606 square feet. Access is via the one (1) concrete driveway on Old Rockbridge Road. The house has an open carport. An existing 6-foot high wooden fence is located on the rear north property line adjacent to single-family residences zoned RSM (Small Lot Residential Mix) District. A single-family residence zoned R-100 (Residential Medium Lot) District abut the residence along the west property line. The subject site faces the rear of a residence zoned R-100 which has an address on Rockbridge Road. Southwest is property zoned NS (Neighborhood Shopping District) along Rockbridge Road. Further west, east and northeast are singles-family residences within the City Limits of Stone Mountain.

## **PROJECT ANALYSIS**

Per the submitted application, a SLUP (Special Land Use Permit) is being requested to allow a recreational club for veterans in the existing residential structure within an RSM (Small Lot Residential Mix) District. The DeKalb County Code defines a recreation club as a not-for-profit association of people organized for the purpose of providing recreation facilities and programs and characterized by certain membership qualifications, payment of fees and dues, and a charter or bylaws. Recreation club shall also mean, where the context requires, the premises and structures owned or occupied by members of such association within which the activities of the recreation club are conducted. Per the submitted documentation, the recreation club will be operated by BusiNeighbor Incorporated, a Georgia-based 501(c) (3) organization whose focus is to assist those in need. The proposed recreation center will focus on assisting veterans and will be called the BusiNeighbor Veterans Center (BVC). The proposed operating hours are Tuesday through Thursday and Saturdays from 10:00a.m. to 4:00p.m. The existing 3-bedroom, 2-bath floor plan will be converted to provide a computer room and library resource center, meeting room, a media room, exercise and meditation room. A food pantry and clothing pantry will also be provided. Business development workshops will also be held to assist veterans. Per the applicant, some activities such as table tennis/ping pong may take place outside under the carport. Approximately 8 to 10 veterans are expected to visit during daily operating hours. Volunteers will supervise and coordinate the daily activities for the veterans.

## **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 overall existing 1,606 building square footage on .44 acres is adequate for operation of a recreational club for veterans. Per the submitted documentation, the residential structure has approximately 1,500 square feet with 3 spacious bedrooms, two bathrooms and a patio. The applicant proposes to convert and utilize the existing square footage into a library/computer lab, fitness and media room. The outside carport area may be used for limited recreational activities such ping/pong. Patio furniture may be put out in the backyard to provide a place of peace and relaxation.

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

The proposed recreational club for veterans is compatible with other single-family residences along Old Rockbridge Road and in the immediate surrounding area. There will be no outside physical changes to the existing structure or signage indicating that the use is a recreational club.

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

Given that the site is located within an established single-family residential neighborhood near Rockbridge Road (a minor arterial), it appears that there are adequate public services, public facilities and utilities to serve the proposed use as a recreational club for veterans.

**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:**

Old Rockbridge Road is a local residential street and is accessible by public transportation (MARTA). The number of people utilizing the recreational club may vary from day to day. Planning Staff anticipates little impact on public streets or traffic in the area.

**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 sites.

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

The existing structure on the site is accessed by vehicles via the existing curb cut on Old Rockbridge Road. Emergency vehicles can access the site from the existing driveway.

**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 recreational club should not create adverse impacts upon any adjoining single-family land uses 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:**

Per the information submitted with the application, the operating hours for the recreational club are 10:00 a.m. to 4:00 p.m. (6 hours a day) Tuesday through Thursdays and Saturday. These hours are before or after weekday rush hour traffic. Planning Staff anticipates that the proposed hours of operation may not create adverse impacts upon adjoining single-family land uses.

**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.**

Predominantly all of the activities associated with the proposed recreational club will take place indoors. Per the submitted application, it appears there will be no nighttime activities, since the club will close by 4:00p.m. Given that recreation club has limited operating hours; activities should not affect adjoining single-family residences.

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

The RSM (Small Lot Residential Mix) District allows for a recreational club with a Special Land Use Permit which is the subject of this application.

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

Located within a Suburban Character area, the proposed use is consistent with the following DeKalb County Comprehensive 2035 plan policies: Locate development and activities within easy walking distance of transportation facilities. The subject site is less than half a mile from a MARTA transit stop at the intersection of Rockbridge Road and Ridge Avenue. MARTA transit will provide another option to access the site.

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

Transitional buffers are not required.

**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 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 adjacent and nearby lots and buildings:**

The proposed recreational club for veterans in the existing residential structure is consistent in size, scale, and massing with adjacent and surrounding single-family residences in the area.

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

It does not appear that the proposed use will 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.**

There are no supplemental regulations for recreational clubs.

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

Adjacent and surrounding residential properties are one or two story structures which is the same as the existing residential structure on the site. There will be no negative shadow impact on any adjoining lot.

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

It appears there are no other recreational clubs specifically for veterans within the immediate area. Staff does note that Wade Walker Park recreational center operated by DeKalb County is within a mile of the proposed site on Rockbridge Road.

**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 recreational club would provide a sense of place, purpose and peace for veterans. It would give them opportunities to interact with one another as well as have access to professional workshops. The existing residential structure is compatible with other residences in the area. The proposed use is in harmony with the overall objectives of the 2035 comprehensive plan to serve as the guiding document for future development in DeKalb County.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, the single-family residence adheres to development standards of the RSM (Small Lot Residential Mix) District.

**Section 27- 2.2.1 (Table 2.4)**

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		50 Feet	165 Feet	Yes
LOT AREA		5,000 Square Feet	19,033 Square Feet	Yes
YARD SETBACKS	FRONT	20 Feet	53.3 Feet	Yes
	INTERIOR LOT - SIDE	3 Feet with min. 10 Feet separation between buildings	>25 Feet	Yes
	SIDE CORNER LOT	N/A	N/A	N/A
	REAR	20 Feet	20 Feet	Yes
HEIGHT		Max. 2 story/35 Feet	<35 Feet	Yes
TRANSITIONAL BUFFER		N/A	N/A	N/A
LOT COVERAGE		Max. 50%	20.6%	Yes
PARKING Article 6 Noncommercial club		Min 1 parking space per 200 feet of floor area = 8 parking spaces	Existing driveway can accommodate at least 4 parked cars. Additional off-site parking is available at the adjacent residence which is owned by the applicant Charmelle Scott	Will utilize additional parking next door to meet minimal parking requirements. However a variance may be required to reduce the number of parking spaces on site.

## **STAFF RECOMMENDATION – APPROVAL WITH CONDITIONS**

The proposed SLUP (Special Land Use Permit) request seeks to recreational club for veterans in the existing residential structure. Given the limited hours of operation during off-peak times, there should be little impact on traffic. There will be no physical changes to the exterior of the existing single-family residential structure. Therefore the building will be compatible in character with existing and surrounding single-family residences in the area. The proposed use is consistent with 2035 Comprehensive Plan vision to guide the development of land uses for County residents. The Department of Planning and Sustainability recommends “**APPROVAL CONDITIONAL**” of the applicant’s request. Should the Board of Commissioners choose to approve the petition, Planning Staff recommends the following conditions:

1. Limit use to a recreational club within the existing residential structure.
2. The operating hours for the recreational club shall be from 10:00 a.m. to 4:00 p.m. (6 hours a day) Tuesday through Thursdays and Saturdays from 10:00 a.m. to 4:00 p.m.
3. Provide Staff for supervision of club members and activities during hours of operation.
4. Access shall be limited to the existing curb cuts on Old Rockbridge Road.
5. All refuse containers shall be screened from public view except during pick-up.
6. Maintain existing 6-foot privacy fence along rear yard (north) property line.
7. No identification signage on the subject site.
8. The applicant shall secure the necessary business license, building permit and certificate of occupancy for the recreational club from DeKalb County.
9. The Special Land Use Permit shall be issued to Charmelle Scott for operation of a recreational club for veterans and shall not be transferrable.
10. The approval of this Special Land Use application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by such entity.
11. These conditions are to act in conjunction with previous Board approved conditions pursuant to CZ-88017.

### **Attachments:**

1. Next Steps
2. Approved Existing Conditions CZ-88017
3. Department and Division Comments
4. Application
5. Site Plan
6. Zoning Map, Aerial & 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

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 is required as a condition of land development permit approval.

- **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.

- **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 the Zoning ordinance, 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.



**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](mailto:MSPANN@DEKALBCOUNTYGA.GOV) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)**

**COMMENTS FORM:  
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLUP -17-21701 Parcel I.D. #: 18-037, 01-016  
 Address: 5392 Old Rockbridge Rd.  
Stone Mountain, Ga.  
30083

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:**

No traffic engineering concerns at this time.

Signature: Jennifer Rives

**SCHOOL COMMENTS**  
**SEPTEMBER 2017 ZONING AGENDA**

**From:** David Yoke (Operations) [[mailto:david\\_s\\_yoke@dekalbschoolsga.org](mailto:david_s_yoke@dekalbschoolsga.org)]

**Sent:** Wednesday, August 16, 2017 8:54 AM

**To:** Hill, LaSondra

**Subject:** RE: Inter-Dept. Comments

No comment on any of the September agenda applications. Thanks.

David Yoke  
Planning & GIS Analyst  
DeKalb County School District  
1780 Montreal Rd  
Tucker, GA 30084  
678.676.1329(Office) 404.423.6758 (Cell)  
[david\\_s\\_yoke@dekalbschoolsga.org](mailto:david_s_yoke@dekalbschoolsga.org)

19. Martha O. Orr, - LP-88001 - Approved OPR.
20. Martha O. Orr, - CZ-88002 - Approved OI subject to the use of the existing house.
21. K Mart Corp., - Z-88018 - Approved C-1.
22. Robert P. Stribling and Marc L. Landes, - LP-88003 - Approved CRE.
23. Robert P. Stribling and Marc L. Landes, - CZ-88009 - Approved C-2 subject to the following conditions:
  1. Access is limited through the adjoining C-2 property to Central Dr.
  2. There shall be no signs on the property oriented to the Stone Mountain By-Pass.
24. William E. Skelton, - CZ-88017 - Approved R-A5 subject to the following conditions and the attached subdivision plan:
  1. The land is divided into three lots as shown on the subdivision plan submitted with the application.
  2. Development to consist of the existing house on lot 1 and 2 new detached houses on lots 2 and 3.
  3. A 2-car garage is required for each new house.
25. Monarch Developments of Ga., Inc., - CZ-88021 - Approved R-CH subject to the following conditions:
  1. The property is developed for detached houses.
  2. Minimum floor areas of 1,800 square feet for 1-story homes and 2,400 square feet for 2-story homes.
  3. A 2-car garage is provided for each unit.
  4. Lots which will adjoin that portion of the north property line and will extend westerly from Bermuda Road shall meet the minimum lot requirements of R-100.
  5. Lots with rear yards abutting R-100 zoning shall be a minimum of 40'.
  6. Wilcox and Bermuda Roads shall be improved as may be required by the Public Works Department.
  7. Maximum density of the development shall be 365 lots.
26. David H. Foer Co., - Z-88024 - Deferred to 2/9/88 at 10:00 am.
27. Harrison and Josephine Banks, - LP-88008 - Approved OPR.
28. Harrison and Josephine Banks, - CZ-88019 - Deferred to 2/9/88 at 10:00 am.
29. Marion A. Morrison, - CZ-88020 - Approved R-A5 subject to the following conditions and the attached plan:
  1. Single family detached houses only.
  2. A 1-car garage per unit.
  3. No exposed concrete block.
  4. Minimum off-street parking is provided in lieu of the 1 per unit as requested.
  5. Minimum floor area of 1,400 square feet.
  6. Maximum of 74 lots.

# Pre Authorization Conference



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

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### PRE-APPLICATION REZONES, LAND USE AND SPECIAL LAND USE (Pre-application required by appointment prior to filing; submit copy at filing)

Property Frontage/Address: 5392 Old Rockbridge

Parcel I.D.: 19-037-01-016 Acreage: \_\_\_\_\_

Proposed Development Name: \_\_\_\_\_ DRI? Yes No

Existing Development/Use: Single Family

Proposed Use: Recreation Club Proposed Density/#Units: \_\_\_\_\_

Existing Zoning: RSM Proposed Zoning: SLUP

Existing Plan Designation: \_\_\_\_\_ Consistent Inconsistent

Current Land Use: \_\_\_\_\_ Proposed Land Use: \_\_\_\_\_

Proposed Access: \_\_\_\_\_

SLUP Request: Recreation Club. Art. 27: \_\_\_\_\_

Contact Person: CHARMELLE SCOTT Phone: 404 384 4135  
Address: 5384 Old Rockbridge Rd Stone Mountain GA Email: charmelle@msn.com

- Reviewed Required Submittals/ Schedule/DRI
- Reviewed Zoning Standards/Reference Chapter 14
- Reviewed Site Plan Check list
- Discussed Consistency with Plan and Surrounding Zoning/Uses
- SLUP Requirements/Supplemental Regs
- Process explained to applicant:

Staff Comments: \_\_\_\_\_  
Planner [Signature] Date 4/25/17

# Community Meeting



## PUBLIC NOTICE

To

Request for a Special Land Use Permit

**FILED BY: BUSINEIGHBOR INC.**

LOCATED AT:

5392 Old Rockbridge Rd Stone Mountain GA. 30083

Community meeting date:

Thursday June 22, 2017 7:00 p.m. til 8:00 p.m.

---

CURRENT USE

Single Family Residence

---

PROPOSED USE

Veterans Recreation Center

---

HOURS OF OPERATION PROPOSED:

Tuesday-Thursday 10:00 a.m. til 4:00 p.m.

Saturday 10:00 a.m. - til 4:00 p.m.

---

BUSINEIGHBOR INC.

Address: 5384 Old Rockbridge Road Ste 100 Stone Mountain GA 30083

Tel. +1 678 926 8038 • [www.BusineighborVeteransCenter.org](http://www.BusineighborVeteransCenter.org)



# MEETING SIGN-IN SHEET

Project:

Meeting Date:

Facilitator:

Location:

Name	Address	Phone	E-Mail
Mike Cogo	663 R.D. 1 A	470 253 4541	little.creek@aol.com
Songa Jones	485 Carillon Ln Stone mtn 30083	404-543-6348	Songa-jones@yahoo.com
DeAngelo Stots	5059 Golfbrook dr Stone Mountain 30088	678-221-6024	Peatra-Osborne@
Peatra Stots	Same	678-221-6024	Yahoo.com
Nia Scott	5384 Old Rockbridge Stn Mtn Ga 30083	(4) 839 5589	niasscott2000@gmail.com
Charmere Scott	1739 Patterson Ct Lawrenceville Ga 30044 11	770-881-8481	christianlove93@yahoo.com
Shonelle Pagan		4	a
Danny Pagan	3126 Oden Road Fern Sville Ga	770 256 8800	Wetscarter1963@yahoo.com
Mary Lamb	2407 Splitwood Dr	7-845599	mglamb@bellsouth.net
Kaylah Cook	5059 Golfbrook Dr. Stn. Mtn. GA 30088	678-221-6024	Peatra-Osborne@yahoo.com
William D. Carter Sr	5384 Old Rockbridge Stn. Mtn. GA 30088	4879 8805	
James Cleveland	1739 Patterson Ct, Lawrenceville GA 30044	678-881-2815	
Cal Coakley	385 Harrison Rd Ste 100 Loganville, GA 30052	704-353-9970	
Benee Coakley	603 Arbor Ridge Loganville, GA		404 387-8852
Susan Waka	Loganville, GA		
Susan Douglas			susan.douglas@ymail.com
Nikki Dags			Nikki.Dags@gmail.com
Randall			randalweed@gmail.com
Charmelle Scott	5384 Old Rockbridge Rd Stone Mtn GA 30083	404 384 4135	Charmelle@msn.com

# MEETING SIGN-IN SHEET

Project:	Meeting Date:
Facilitator:	Location:

Name	Address	Phone	E-Mail
DETRICE LEWIS	3682 STONELAKE CT LILBURN, CA	773 972-7773	HARPERAG@GMAIL.COM
ALVIN HARPER	3682 STONELAKE CT LILBURN, CA	773 972-7773	" "
Noni Chambers	5624 Ash St Forest Park 30297	678 9796178	84noniChambers@gmail
Paul Chambers	5624 Ash St Forest Park 30297	470 786 3440	PC 302241988 30224
Adronna Chamb	5624 Ash Street Forest Park 30297		
Aralyn Chambers	5624 Ash St Forest Park		
Johnny Olive	4977 N. REDAN STONE MOUNTAIN	678-832-3998	olivejohn41@gmail
DeShun Newsome	513 Carrillon Ln Stone Mountain	678-508-4601	Deshun1993@icloud.com
Naquan News	484 Village Run Lawrenceville GA	770-709-3880	
Roger Vaughn	2451 Cumberland Pkwy Ste 23423 ATL GA 30339	678-701-8495	roger@ dunitygroup.com
STACY Vaughn	SAME AS ABOVE	678-701-8495	stacy@ dunitygroup.com
Chante Lewis	540 Zachery court	322-3948265	luciano9437@icloud.com
Kinderia Greene	7036 Lodge Pole Dr	678 575 0402	Kinderia@yahoo
David Greene	7032 Lodge Pole Dr.	678-368-6501	flapoydave@gmail
R. Sitapara,	1307 Muirfield Run, Lawrenceville GA 30044	404 644 6877	
Javonnica Scott	1839 Patterson Ct. Lawrenceville GA 30044	678-887-9641	javonnica@ yahoo.com
Isaac Kwesiye	1839 Patterson Ct	678-768-2975	ikwesiye001@ yahoo.com
Golden Blakey	14433 ebell south	net	
Loyd Blakey	14433 e bell south	net	
Debra Kennedy			



# MEETING SIGN-IN SHEET

Project:	Meeting Date:
Facilitator:	Location:

Name	Address	Phone	E-Mail
Beatriz Velazquez	7126 Riverhill Drive <sup>30274</sup>	718-669-2209	Bvungradk@com
Dana Abercrombie	3189 Chateausway Drive <sup>30034</sup>	678-709-8980	dana.Abercrombie@gmail.com
Betty Gardner	3310 Westgate Dr <sup>30034</sup>	229-432-7731	BettyGardner@yahoo.com
Dwight Spence	9437 Spring Chase <sup>30034</sup>	(404) 453-0697	SpenceLab@yahoo.com
Nyree Williams	681 Mt. Zion Rd	(404) 447-7292	nywilliams@aol.com
Troy Duckworth	681 Mt Zion Rd	678-791-6167	mctroy-ann@gmail.com
Clarence Duckworth	213 Hightower <sup>30034</sup>	(770) 999-9147	" " "
Shaneka Dea	2310 Mandalay Plaza	229 255-6401	clert.shaneka@gmail.com
Sharon Rhodes	2070 Lake Harbor	678 777-1468	bikrmomma@gmail.com
Melissa English	1106 5th Avenue	229-438-8510	Melissae72@yahoo.com
Gina Stuart	305 Tall Woods Pl.	770-714-7559	gettogued@aol.com
Kali Stuart	1074 Canton Pl <sup>Kennesaw GA 30144</sup>	404-331-3217	Kali.Stuart1998@gmail.com
Lisa Stanley	229, Buckeye Trail <sup>Stickbridge</sup>	678-235-8108	StanleyLisa@bellsouth.com
Clayton Redmond	4304 Colony East <sup>STONE MT 30083</sup>	404-433-8883	ClaytonDJ@gmail.com
Tamika Brown	3707 Oregon Trail <sup>Decatur Ga. 30083</sup>	404-863-7911	Tamkabrown@aol.com
William Brown	4001 Alderwoods Drive <sup>Jonesboro Ga. 30236</sup>	404-405-6858	Jantzen001@gmail.com
Joval Quarles	2583 Raindrop Ct <sup>30034</sup>	678 499 9623	JovalQuarles@yahoo.com
Edie Brasley	449 Hynds Springs Dr <sup>Jonesboro, GA. 30236</sup>	404 455-4520	Brasleyedie@aol.com
DeAmey Warren	791 Overlook Terrace <sup>College Park, GA 30019</sup>	678 595-2194	DeAmey4D@phoc.com
Angelita McHardy	4918 Village Se Lane <sup>Sumnerston, GA 30083</sup>	678.663.2551	Renangelita.head@gmail.com



# MEETING SIGN-IN SHEET

Project:	Meeting Date:
Facilitator:	Location:

Name	Address	Phone	E-Mail
Cindy Smith	6473 Northridge Way Morrow GA 30260	757-343-9751	dollfaith.dof@gmail.com
Troy Higgins	1 Saint George Blvd apt 6	912-713-0905	gthefearless@gmail.com
Gloria Dunim	358 Hwy 85 Apt 0A Bivensdale GA 30274	850-890-7090	dollgloriasdal@gmail.com
Danny	404 rd. Lee St HO Morrow, GA 30260	404-373-1920	
Sonya Swain	1405 Lake Wheeler Rd Raleigh, NC	919-544-9885	Swain sonj41@gmail.com
Melvin TARVER	460 MAIN ST	334-303-7215	
Lashara Gingley	460 Main St Apt 17 Forest Park	678-964-1538	
Carbyn Thomas	460 Main St Apt 2 Forest Park GA 30297	678-973-1726	
RICHARD A BUNN, R	460 MAIN ST #3 FOREST PARK, GA 30267	404-482-6610	rbunn81953@gmail.com
Bernard Bledsoe	460 Main St Forest Park 30297	706-352-8454	
Willie Jones		(678) 683-8023	
Terrence Dunbar	460 main st Forest Park	404-453-2745	Terry Dunbar @ Aho.com
TERRENCE McCoid	460 main st Forest Park Apt 22	678-481-0441	McCoidTerrence@gmail.com
Tameka WARE	406 Finch St ALBANY, GA 31705 Stock Bridge, GA	229-338-4297	LAVENOZ15@gmail.com
Levi Harrel	1433 Kurgreen Way	404-662-8006	leviharrel@outlook.com
Brenda Fitzgerald	2056 Reflection Dr Conyers, GA	678-799-6775	Brendafitz03@aol.com

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: Charmelle Scott**

Daytime Phone #: (404) 384-4135 Fax #: (770) 819-7504

Mailing Address: 5384 Old Rockbridge Road Stone Mountain GA., 30083

E-mail: Charmelle@BusiNeighbor.org

**OWNER NAME: Santiago Martinez**

Daytime Phone #: (770) 708-3308 Fax #: (866) 642-9111

Mailing Address: P.O. Box 465026, Lawrenceville, GA., 30042

E-mail: jgatlantaproperties@gmail.com

**SUBJECT PROPERTY ADDRESS OR LOCATION: 5392 Old Rockbridge Road Stone Mountain GA., 30083**  
DeKalb County, GA,

District(s): 4 Land Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Parcel(s): 18-037-01-016

Acreage or Square Feet: .44 Commission District(s): \_\_\_\_\_ Existing Zoning: RSM

Proposed Special Land Use: SLUP Recreation Club

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:** Charmelle Scott  
(Check One)

**Printed Name of Applicant:** Charmelle Scott

Notary Signature and Seal:

Segrid Turner



The potential home of the BVC is located at 5392 Old Rockbridge Road, Stone Mountain, GA 30083.



- 3 bedroom 2 bath ranch floorplan.
- Marta accessible. Quiet community.
- 9.2 miles away from Veterans Hospital
- 3 miles away from Stone Mountain Park.
- 3 miles away from Georgia Military College.

Charmelle Scott (678) 926-8038  
[info@BusiNeighbor.org](mailto:info@BusiNeighbor.org)



# A place to call their own

Center operating hours:  
Tuesday –Thursday 10:00am – 4:00pm  
Saturday 10:00am – 4:00pm

8 to 10 Veterans to visit daily

3 volunteers to schedule appointments,  
provide security and maintain the center

No charge to visit center



Charmelle Scott (678) 926-8038  
[info@BusiNeighbor.org](mailto:info@BusiNeighbor.org)

# BVC Facilities

- Computer Room and Library Resource Center



- Television/Documentary Viewing Room



- Meeting Room



- Yoga/Meditation/Exercise Room



- Therapy and Massage



- Business Development Workshop



- Food Pantry



- Clothing Pantry



Charmelle Scott (678) 926-8038  
info@BusiNeighbor.org

## I. INTRODUCTION

This Application seeks a Special Land Use Permit to permit the Applicant to operate a Veterans Recreation Center based on Article 9 Recreation Club.

### Article 9 Recreation Club:

A not-for-profit association of people organized for the purpose of providing recreation facilities and programs and characterized by certain membership qualifications, payment of fees and dues, and a charter or bylaws. Recreation club shall also mean, where the context requires, the premises and structures owned or occupied by members of such association within which the activities of the recreation club are conducted.

## A. SUBJECT PROPERTY

The Subject Property is owned by Santiago Martinez, Inc. who purchased it with the expressed intent of making it investment property. It is currently zoned Single Family Residence. The Subject Property is managed by JG Atlanta Properties. Currently the property is vacant. The Subject Property's address is 5392 Old Rockbridge Road Stone Mountain GA., 30083.

### Subject Property Legal description is a follows:

All that tract or parcel of land lying and being in land lot 37 of the 18th district of Dekalb County, Georgia, being more particularly described as follows: beginning at a point on the northeasterly side of Old Rockbridge Road (thirty foot right-of-way) 679.51 feet southeasterly from the intersection of the northeasterly side of Old Rockbridge Road, with the southeasterly side (50 foot right-of-way) of ridge avenue; running thence southeasterly along the northeasterly side of Old Rockbridge Road  $n80^{\circ}16'15''w$  a distance of 165.00' to a rebar found, thence running  $s10^{\circ}30'28''w$  a distance of 114.36' to a rebar found, thence running  $s80^{\circ}07'09''e$  a distance of 167.24' to a rebar found, thence running  $n09^{\circ}23'21''e$  a distance of 114.79' to a point being the point of beginning. Subject property contains 0.437 acres.

## B. APPLICANT'S BUSINESS

BusiNeighbor Inc. is a Georgia-based 501(c) (3) organization. BusiNeighbor Inc.'s philanthropic efforts include assistance to anyone those in need: homeless, single parents, elderly, and veterans. BusiNeighbor Inc. partners with a host of local organizations to foster a relationship based on compassion for a fellow neighbor.

## II. CRITERIA TO BE APPLIED TO SPECIAL LAND USE PERMITS

A. Adequacy of the size of the site for use contemplated and whether or not adequate land 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 Subject Property is +/- .437 acres. The property has approximately 1500 feet with 3 spacious bedrooms two bathrooms and a patio. The Applicant proposes to convert each of the rooms into a library/computer lab, a fitness room and media room. The Applicant proposes to use the combined living and dining room as a "Day Room" for daytime recreation.

The proposed plan for the SLUP activities contains room for 2 parking spaces. However, the applicant's primary residence is located adjacent to the Subject Property and can also be used to provide adequate parking. The property is on a MARTA bus line route 117 that operates from Avondale Station to GRTA Panola Park & Ride along Rockbridge Road at the cross street Ridge Avenue 300 feet from the Subject Property. Applicant does not have any planned improvements that will require a zoning variance. The proposed project meets with all of the applicable zoning requirements.

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

There is one single-family residential uses immediately adjacent to the Subject Property located at 5384 Old Rockbridge Road Stone Mountain Ga., 30083. Hours of Operation for the Veterans Recreation Center will generally be from 10:00 am. to 4:00 p.m. Tuesday thru Thursday and 10:00am to 4:00pm Saturday. Conversion of this piece of property to a Recreation Center will not adversely affect the existing use or usability of adjacent property.

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

All services, facilities and utilities are available to serve the uses contemplated. Water and sewer, gas and electric services with main access are in Dekalb County Georgia. Current public facilities and utilities are adequate to service 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 1 for the use proposed so as not to unduly increase traffic and create congestion in the area.

Old Rockbridge Road is a single-lane minor arterial that extends to Ridge Avenue and crosses the main street Rockbridge Road. Located along the street of Old Rockbridge Road in the area of the subject site are 2 single-family detached residential homes. Peak hour use is during the weekday morning and evening rush hour (work and school bus traffic). Given that the Veterans Center operating hours are 10:00a.m to 4:00p.m. and operate on Saturday opposite peak traffic hours, it should not increase traffic or cause congestion in the area.

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 proposed use will not adversely affect existing land uses in the neighborhood.

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.

Ingress and egress to the Subject Property will be more than adequate, safe and convenient. There are two different entry points to the property. The site driveways, access routes and building location facilitate safe, convenient and efficient traffic flow and control throughout the Subject Property. In the event of fire or other emergency, emergency vehicles will have close access to any part of the building or other developed areas of the site. The submitted site plan depicts an existing single curb-cut on Rockbridge Road. The large lot provides adequate turn-around internal to the site.

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.

Noise, odor, and vibration will be de minimis. This use does not produce smoke or dust. The proposed use should not create adverse impacts upon adjoining land uses due to smoke, odor, dust or vibration. The site will comply with the DeKalb County Noise Ordinance.

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 Applicant proposes hours of daily operation from 10:00 am. to 4:00 p.m. for the Veterans Recreation Center. Activities will take place within the center. All activities will be scheduled. Therefore the proposed hours of operation should not create adverse impact on adjoining land uses.

I. Whether or not the propose use will create adverse impacts uponany adjoining land use by reason of the manner of operation of the proposed use.

The manner of operation should not impact adjoining land uses given the large lot size (.437 acres) and existing buffer between single-family uses. All activities will occur within the structure on the property.

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

The proposed plan is to be located within an RE (Residential Estate) zoning district. The applicant has filed a SLUP for the Subject property currently zoned as RSM (Small Lot Residential Mix). An approved Special Land Use Permit is required to operate a Veterans Recreation Center which is the subject of this application.

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

The proposed Veterans Recreation Center facility is consistent with the following 2035 Comprehensive Plan Strategy: The Parks and Recreation Department is dedicated to enhancing the quality of life of the citizens by connecting communities to exceptional parks, recreational facilities, and cross generational programs that promote healthy and active lifestyles. The Subject Property is consistent with the comprehensive plan when zoned. The Development Plan Concept. The Future Land Use Map provides specific and detailed future development patterns for the County. This Future Land Use Plan and Map consists primarily of the Activity Centers which emerged from the concept map. There are three types of Activity Centers: Neighborhood Centers, Town Centers and Regional Centers, which have emerged and included as a part of the Future Development 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.

No transitional buffers are required although applicant intends to maintain existing mature trees and plantings along perimeter property lines as a screen between residential properties.

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

The proposed site plan shows adequate provision for refuse and service areas.

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

A time limitation is neither necessary nor appropriate. The Veterans Recreation Center is proposed as a permanent use on the site.

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 size, scale and massing of the proposed building on site is appropriate. The existing single-family residence is appropriate in relation to size and scale of adjacent and nearby residences on Old Rockbridge Road. The applicant has no plans for building expansion. The proposed Veterans Recreation Center is consistent with the size, scale and massing of other buildings nearby. It is 1,500 square feet and thus does not overwhelm the .437 acre.

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

There are no historic buildings, sites, districts or archaeological resources proximate to the Subject Property to the knowledge of the Applicant. Based on the submitted site plan and information, it does not appear that the proposed plan would adversely affect historic buildings, sites, districts, or archaeological resources.

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

There are no supplemental regulations for special event facilities in Article 9 of the DeKalb County Zoning Ordinance.

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 building is of a modest height —one story--and is either down grade or on the same grade as all nearby improved properties, such that there can be no shadow impact.

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

The proposed use would not result in a disproportionate proliferation of this use in the area. Based on the submitted site plan and information, as well as field investigation of the project site, it does not appear that the proposed plan would create a negative shadow impact on any adjoining lot or building.

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

The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a Recreation Center for Veterans in unincorporated DeKalb County.

### III. PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that the current zoning classification of and permitted uses of the Subject Property established in the City of Stone Mountain Dekalb County Zoning Ordinance Article 9 titled Recreation Club. A not-for-profit association of people organized for the purpose of providing recreation facilities and programs and characterized by certain membership qualifications, payment of fees and dues, and a charter or bylaws. Recreation club shall also mean, where the context requires, the premises and structures owned or occupied by members of such association within which the activities of the recreation club are conducted.

### IV. CONCLUSION BY

For the foregoing reasons, the Applicant respectfully requests that the Special Land Use Permit at issue be approved per Article 9 Zoning Ordinance to allow for the operation of a Veterans Recreation Center permitted "Recreation Club" as defined in the City's Zoning Ordinance. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Stone Mountain and Dekalb County so that such recommendations or input might be incorporated as conditions of approval of this Application. This 26 day of June, 2017.

Respectfully submitted,

Charmelle Scott

Applicant

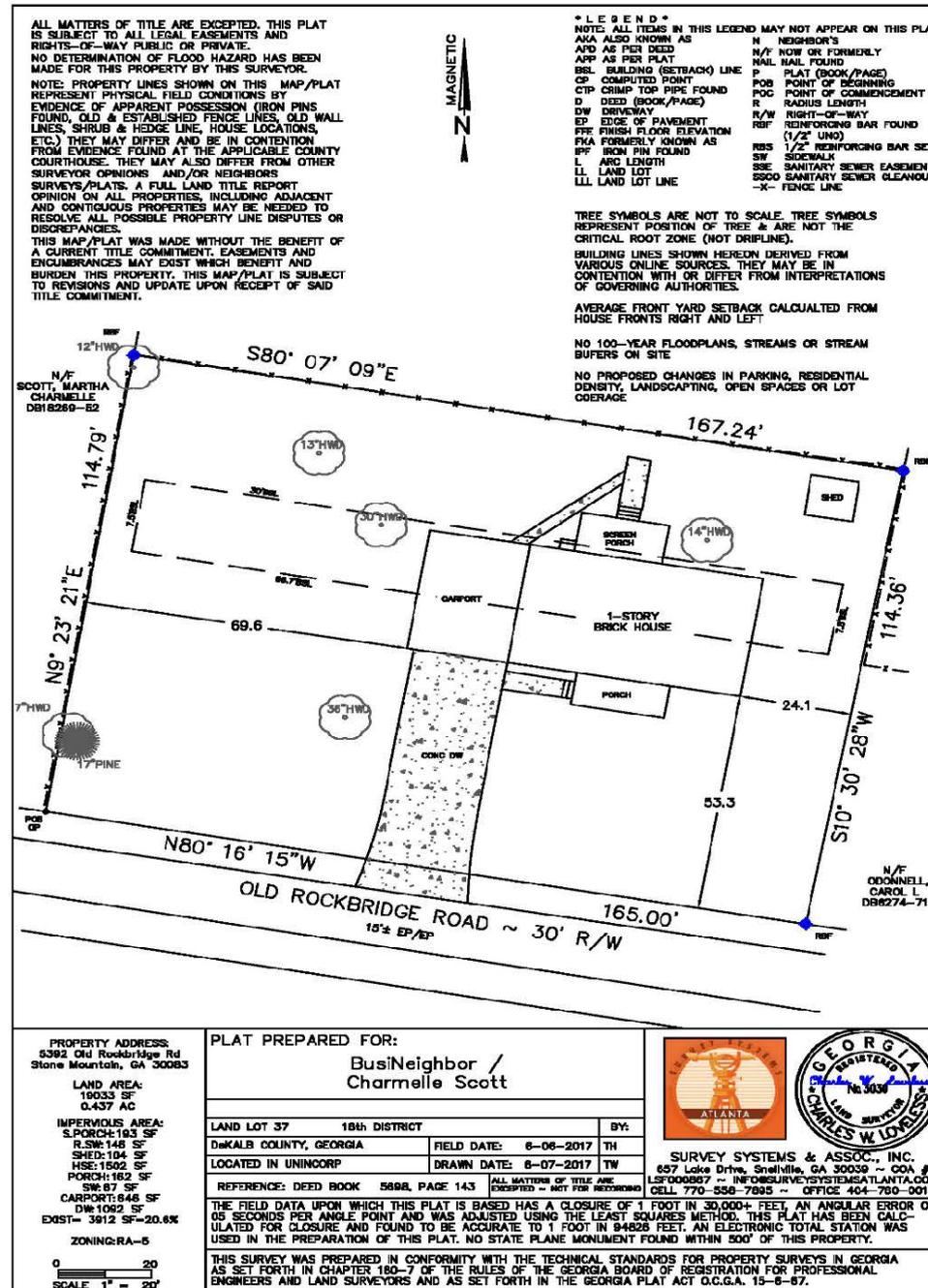
BusiNeighbor Inc.

5384 Old Rockbridge Road

Stone Mountain, Georgia 30083

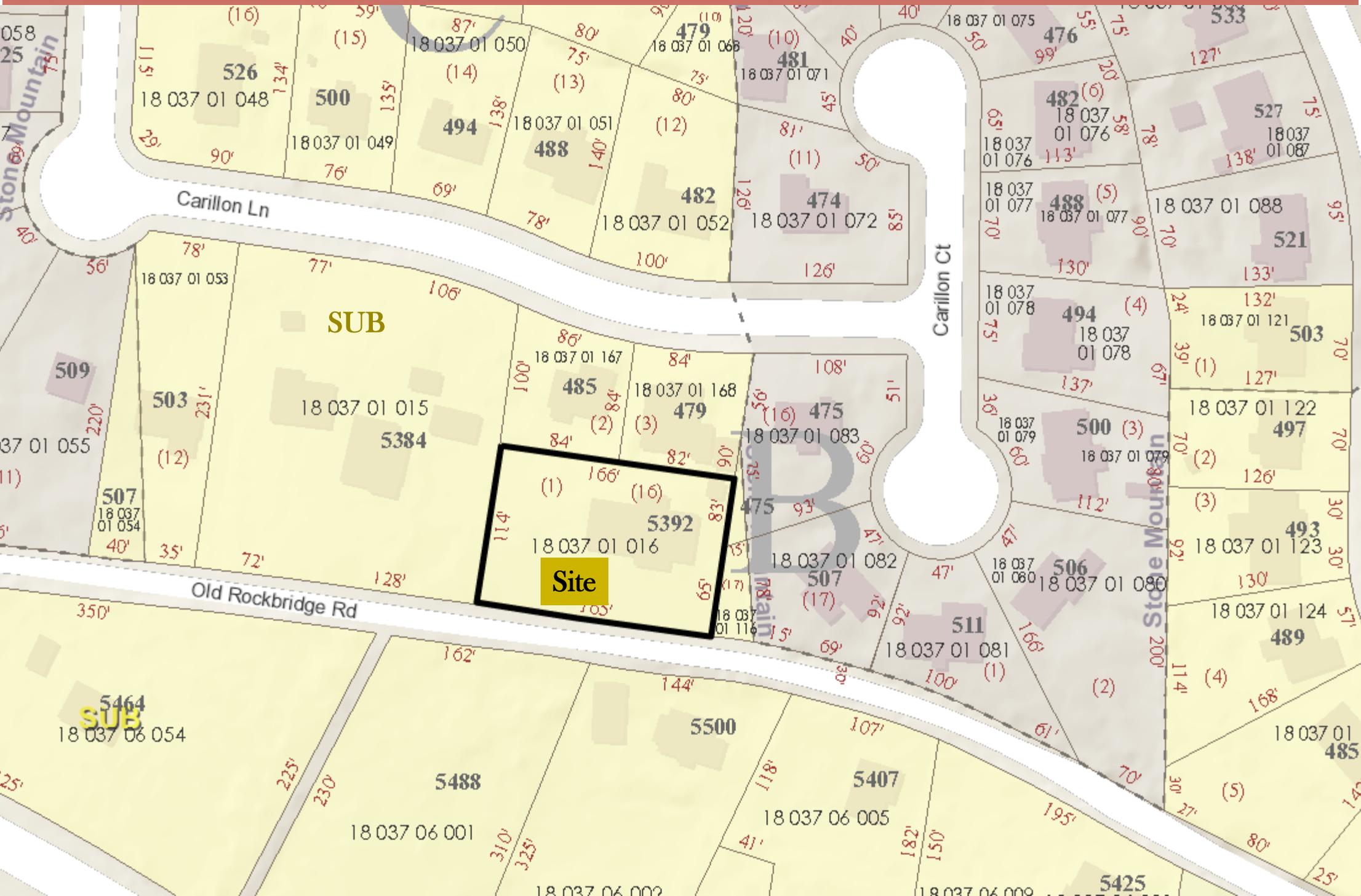
(404) 384-4135 Telephone

(678) 819-7504 Facsimile











Site

Old Rockbridge Road

Carillon Lane

18 037 01 016

18 037 01 048

18 037 01 049

18 037 01 052

18 037 01 072

18 037 01 078

18 037 01 077

18 037 01 077

18 037 01 088

18 037 01 053

18 037 01 015

18 037 01 168

18 037 01 168

18 037 01 121

18 037 01 122

18 037 01 123

18 037 01 124

18 037 01 054

18 037 01 128

18 037 01 116

18 037 01 181

18 037 01 185

18 037 06 005

18 037 06 006

18 037 06 005

18 037 06 003

18 037 06 000



SF

SF

City of Stone Mountain

Site

SF

Old Rockbridge Road

Approved beauty salon in existing structure

Undeveloped

SF

Rockbridge Road



View from street frontage



View from side & rear yard