



DeKalb County Department of Planning & Sustainability

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Decatur, GA 30030

(404) 371-2155 / plandev@dekalbcountyga.gov

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: Tuesday, July 10, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: Tuesday, July 24, 2018, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-18-22312 **Agenda #:** N.7

Location/Address: 4248 Rockbridge Heights Drive, Stone Mountain, Georgia **Commission District:** 4 **Super District:** 6

Parcel ID: 18 042 08 032

Request: For a Special Land Use Permit (SLUP) for a Tier 2 home occupation with customer contact (Dog Boarding for up to three special needs dogs) in an R-100 (Single-Family Residential) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31-Supplemental Regulations of the DeKalb County Code.

Property Owner: Malana Stowers

Applicant/Agent: Malana Stowers

Acreage: .25 Acres

Existing Land Use: Single-Family Residence

Surrounding Properties: Single-family detached residences

Adjacent & Surrounding Zoning: North, West, South and East: R-100 (Single-Family Residential)

Comprehensive Plan: Suburban (SUB) Consistent Yes

Proposed Building Square Feet: None	Existing Building Square Feet: 1,274 Square Feet
Proposed Lot Coverage: N/A	Existing Lot Coverage: NA

SUBJECT SITE & SURROUNDING LAND USES:

The subject site, zoned R-100 (Single-Family Residential) District, is located on the north side of Rockbridge Heights Drive (a local street), approximately 300 feet west of Dixie Lee Lane, at 4248 Rockbridge Heights Drive in Stone Mountain, Georgia. The property is developed with a one-story single-family brick and frame detached residence consisting of approximately 1,274 square feet. Access to the site is via a single curb cut from Rockbridge Heights Drive. The topography of the property slopes moderately downhill from Rockbridge Heights Drive with a well-manicured lawn. There is a six-foot high wooden fence within the side and rear yard to allow adequate play area for dogs. The property frontage is improved with curb and gutter, but no sidewalks. Surrounding and adjacent properties include detached single-family residences in the R-100 zoning district.

PROJECT ANALYSIS:

The applicant is requesting a Special Land Use Permit to operate a dog boarding home occupation facility for a maximum of three dogs in the existing single family residence within an R-100 (Single-Family Residential) zoning district. While the Zoning Ordinance allows individual owners of single-family residential properties to care for up to three dogs as household pets, a SLUP is required to allow the pick-up, drop-off, and care of up to three dogs as a business. The applicant proposes to care for up to three special needs dogs. The proposed hours of operation are 7:00 a.m. – 7:00 p.m., Monday through Sunday. The applicant will be the only employee and will continue to reside at the home. The applicant does not intend to make any changes to the exterior of the house nor install any signs on the property. If this petition is approved, the applicant must complete all required steps for obtaining a certificate of occupancy and business license from DeKalb County.

SUPPLEMENTAL REGULATIONS:

Pursuant to Chapter 27-Article 4.2.31 of the DeKalb County Code, each Home Occupation shall be subject to the following requirements.

1. No exterior evidence of the Home Occupation.

The applicant does not intend to make any changes to the exterior of the house nor install any signs on the property.

2. No use shall create noise, dust, vibration, smoke, glare, or electrical interference that would be detectable beyond the unit.

It appears that the proposed use should not create adverse impacts upon adjoining land uses due to smoke, odor, dust or vibration. The site must comply with the DeKalb County Noise Ordinance.

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

Only the applicant/owner of the single-family home will be employed at the location of the home occupation. The use shall be primarily conducted within the dwelling unit.

4. No more than 25%, or 500 square feet, whichever is less, may be used for the operation of the home occupation.

The applicant indicates there will be compliance with this requirement.

5. No more than one business vehicle per home occupation is allowed.

The applicant will not be using a business vehicle. The business will be conducted by other individuals coming to the site and dropping-off/picking up their dogs.

6. No Home Occupation shall be operated so as to create a nuisance.

The manner of operation should not impact adjoining single-family land uses. Except for periods of outdoor play, all activities will occur within the structure on the property.

7. Home Occupation shall not include the operation of any auto-repair establishment or car-wash.

The proposed home occupation is for dog-boarding up to three special needs dogs.

8. Occupations that are mobile only may be allowed.

The proposed home occupation is for dog-boarding up to three special needs dogs.

SPECIAL LAND USE CRITERIA

Pursuant to Chapter 27-Article 7.4.6 of the DeKalb County Code, 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 2,107 square foot residence on .28 acres is adequate for operation of a dog boarding facility for up to three special needs dogs. Off-street parking can be accommodated within the existing driveway.

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

The proposed dog boarding facility for not more than three special needs dogs in the existing single family residence is compatible with the surrounding neighborhood. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding single-family residences.

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

Given that the site is within an established residential neighborhood, it appears that there are adequate public services, public facilities and utilities to serve the proposed dog care facility in the existing residential structure.

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:

Rockbridge Heights Drive is an existing local street. Planning Staff anticipates little or no impact on public streets or traffic in the area for the limited enrollment of up to three special needs dogs.

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 character of vehicles accessing the site will be passenger vehicles, similar to those vehicles accessing the adjacent and surrounding residences in the area. There should be no significant increase in the daily volume of traffic given that the proposed dog boarding will be limited to three special needs dogs.

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:

Ingress and egress to the subject property via the existing driveway appears to be adequate. Pedestrian access to the home can be safely provided by the walkway that leads from the driveway to the front door. 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:

It appears that the proposed use should not create adverse impacts upon adjoining land uses due to smoke, odor, dust or vibration. The site must comply with the DeKalb County Noise Ordinance.

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 hours of operation are Monday - Sunday (7:00 a.m.-7:00 p.m.). The operating hours should not create adverse impacts upon any adjoining land uses.

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 manner of operation should not impact adjoining single-family land uses. Except for periods of outdoor play, all activities will occur within the structure on the property.

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 dog boarding facility within the existing residential structure is consistent with the requirements of the R-100 (Single-Family Residential) District. Home Occupation with customer contact facilities are allowed in the R-100 District with an approved Special Land Use Permit.

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

Located within a Suburban Character Area land use designation, the proposed dog care facility is consistent with the following 2035 Comprehensive Plan Strategy: Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences (SCAS18).

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:

No transitional buffers are required.

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

Adequate refuse and service 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. The proposed dog-boarding facility is an on-going business and should not be limited in duration.

O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:

The existing single-family residence on the subject site is appropriate in relation to size and scale of adjacent and nearby residences in the area. The applicant has no plans for building expansion.

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

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:

It appears that the proposed use satisfies the requirements within the supplemental regulations for Home Occupations.

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

The existing one-story residence is compatible with other residences in the area. It does not appear that the proposed dog boarding facility would create a negative shadow impact on any adjoining lot or building.

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

There are no known similar uses or services 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 does not conflict with overall objectives of the comprehensive plan which is to offer a variety of services for residents in unincorporated DeKalb County.

COMPLIANCE WITH R-100 (RESIDENTIAL MEDIUM LOT) DISTRICT STANDARDS PER ARTICLE 27-TABLE 2.2

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		100 Feet	100 Feet	Yes
LOT AREA		15,000 Square Feet	16,146 Square Feet	Yes.
YARD SETBACKS	FRONT	35 Feet	44 Feet	Yes
	INTERIOR SIDE YARD	10 Feet	11 Feet	Yes
	REAR	40 Feet	70 Feet	Yes
HEIGHT		35 Feet	One Story	Yes

<p>PARKING</p> <p>Article 6 (Detached Single-Family)</p>	<p>Min. 2 spaces</p> <p>Max. 4 spaces activity</p>	<p>Existing driveway can accommodate 4 parking spaces</p>	<p>Yes</p>
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STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS

Based on the submitted information, it appears that the application meets the criteria of the zoning ordinance for a Special Land Use Permit (SLUP) for a Home Occupation with customer contact in an existing single family residential structure. While the Zoning Ordinance allows individual owners of single-family residential properties to care for up to three dogs as household pets, a SLUP is required to allow the pick-up, drop-off, and care of up to three dogs as a home occupation business in residential neighborhoods. The proposed dog boarding home occupation is not expected to have a negative impact on the surrounding neighborhood, due to the proposed hours of operation (7:00 AM to 7:00 PM, Monday through Sunday), and the relatively small number of dogs (maximum of three dogs). There would be no changes to the exterior of the house in which the home occupation would be operating, so that the existing residential character of the property would remain unchanged. The existing drive can accommodate parking for four (4) vehicles. The property’s fenced-in backyard should contain adequate outdoor play areas for dog care. The applicable requirements of the R-100 (Single-Family Residential) District have been met. To promote the successful operation of the facility, the Department of Planning and Sustainability recommends that the facility be operated in a manner that would improve compatibility with the surrounding single-family area. The Department of Planning and Sustainability recommends “**APPROVAL CONDITIONAL**” with the following recommended conditions.

1. The home occupation dog boarding facility shall be limited to a maximum number of three dogs between the hours of 7:00 A.M. to 7:00 P.M., Monday through Sunday.
2. Refuse containers shall not be visible from the street except during pick-up.
3. No evidence of a dog boarding home occupation facility shall be located in the front of the property. No identification sign for the dog boarding facility shall be posted on the property.
4. Maintain a minimum 6-foot high fenced in the side and rear yard for as long as the dog boarding facility is operated on the subject property prior to the issuance any business licenses.
5. DeKalb County Business License required.
6. The Special Land Use Permit shall be issued to Malana Stowers for operation of a dog boarding facility and shall not be transferrable.

Attachments:

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

NEXT STEPS

Following an approval of this application, 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 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 or Special Exception** *(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.

Letter of Application/ Intent

- a. The zoning classification will remain R-100
- b. The reason for the special use request is to sit/ board special needs dogs at the residence
- c. The existing use of the property is residential. The proposed use of the property will be to sit/ board dogs with special needs in a residential home environment.
- d. Property is a single family, ranch style home, where the primary area for proposed used will include, living room, kitchen, and a portion of the backyard. Number of employees will be one; owner only. The manner of operations will include daycare and boarding for dogs with special needs. Drop-off and Pick-up will be between the hours of 7:00am- 7:00pm. There were no statements of conditions discussed with the neighborhood or community.

Impact Analysis

- A. Yes, the size of the site for use contemplated is adequate and 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
- B. Yes, the proposed use is compatible with adjacent properties and land use and other properties and land uses in the district.
- C. Yes, the public services, public facilities, and utilities are adequate to serve the use contemplated.
- D. Yes, the public street on which the use is proposed to be located is adequate and there is sufficient traffic carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.
- E. No, existing land uses located along access routes to the site will not be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.
- F. Yes, there is adequate 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.
- G. No, the proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.
- H. No, the proposed use will not create adverse impacts upon any adjoin land use by reason of the hours of operation of the proposed use.
- I. No, the proposed use will not create adverse impacts upon any adjoin land use by reason of the manner of operation of the proposed use.
- J. Yes, the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located
- K. Yes, the proposed plan is consistent with all of the policies of the comprehensive plan.
- L. Yes, the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district on which the use is proposed to be located.
- M. Yes, there is adequate provision of refuse and service areas
- N. No, the length of time for which the special land use permit is granted should not be limited in duration.
- O. Yes, 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.
- P. No, the proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.
- Q. Yes, the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. No, the proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building
- S. Yes, the proposed use would be consistent with the needs of the neighborhoods or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER mmalexander@dekalbcountyga.gov OR JOHN REID JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-18-22312

Parcel I.D. #: 18-042-08-032

Address: 4248 Rockbridge Heights Drive

Stone Mountain, Georgia

WATER:

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

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Upper Snapfinger Creek Basin

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

Water Treatment Facility: Snapfinger Creek WTF () adequate () inadequate

Sewage Capacity; * (MGPD) Current Flow: 21.77 (MGPD)

COMMENTS:

* Please note that the sewer capacity has not been reviewed or approved for this project. A Sewer Capacity Request (SCR) must be completed and submitted for review. This can be a lengthy process and should be addressed early in the process.

FKL

Signature: 

Reid, John

From: Alexander, Michelle M.
Sent: Monday, June 25, 2018 9:01 AM
To: Reid, John
Subject: FW: Zoning Comments- Transportation

Michelle M. Alexander

mmalexander@dekalbcountyga.gov

Planning Manager

DeKalb County Department of Planning & Sustainability

330 W. Ponce de Leon Avenue
Decatur, GA 30030



404.371.6283



404.822.1599

<http://www.dekalbcountyga.gov>



DeKalb County
GEORGIA

From: Keeter, Patrece
Sent: Friday, June 22, 2018 4:54 PM
To: Hill, LaSondra
Cc: Alexander, Michelle M.; Furman, Melora L.; Reid, Robert; Hill, Karen F.
Subject: Zoning Comments- Transportation

N1. Alton Road is classified as a local road. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights are required. New road to be private. Add sidewalks on the existing county right of way between new road and Chamblee Tucker Road. Sight Triangles for access point will be required at Land Development Permit submittal.

N2. Lawrenceville Hwy (SR 8) and North Druid Hills Road are both major arterials and both are on the Bike Network as Second Tier Priority. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights required. Request to comment at a future date when the traffic GRTA/ARC DRI required traffic study is complete and a Notice of Decision is given. Transportation is requesting a deferral, as any action taken by the county prior to NOD may jeopardize federal transportation funding. At a minimum, we want a PATH connection along the southern property line as part of the South Fork Peachtree Creek Trail and a direct, buffered ped/bike connection between the PATH and the neighborhood, crossing at the signal at Mistletoe Road. In addition, the access point on Lawrenceville Hwy just south of NDH will be restricted to right in/right out/left in. Sight Triangles for access point will be required at Land Development Permit submittal. Other comments later once traffic study is received.

N3. See N2.

N3. Does a recycling plant automatically trigger a DRI? Lancaster Road is classified as a local road. This property is in the Bouldercrest Overlay District Tier 4- verify infrastructure requirements in Code. It appears to be a packed gravel,

unimproved road, not up to current standards with a right of way corridor of only 35 feet. DeKalb County has no current plans to upgrade this road to modern standards. Right of way dedication of 27.5 from centerline is required.

N4. Does a recycling plant automatically trigger a DRI? Fleetwood Drive is classified as a local road. Please note that there is an effort to make the private railroad crossing to the private properties a Quiet Zone- no RR train horns will be sounded. The property owner needs to pave their approach to the crossing to reduce the amount of sediment tracked onto the county road.

N5. Columbia Drive is classified as a minor arterial and on the second tier bike network. Requires right of way dedication of 40 feet from centerline and bike lanes (Land Development Code Section 14-190). In lieu of the bike lane, a 10 foot multiuse path is suggested. Per Zoning Code- Street lights (80' on center- DeKalb County will layout design in Land Development Permit process), 6 foot sidewalk and 10 foot landscape zone are required. Sight Triangles for access point will be required at Land Development Permit submittal.

N6. Memorial Drive is a state route. GDOT review and permits required. Transportation is requesting a traffic study be performed. This development will have a hard time getting thru the land development process. Chapter 14 requires 3 access points. See Chapter 14, Section 14-200 (6) for the requirements of separation of access points. Requests deferral until the traffic study is completed for additional comments. This seems like a large development for such a small parcel. Sight Triangles for access point will be required at Land Development Permit.

N7. See N6.

N8. No Comment.

N9. Mountain Dr is a state route. GDOT review and permits are required. Not enough information to comment about the change in alleys. Public alleys must connect to public street on both ends. Private alleys may end in a turn around. See section 14-195 of the Land Development Code for more information related to alleys.

N10. No comments.

Patrece Keeter

pakeeter@dekalbcountyga.gov

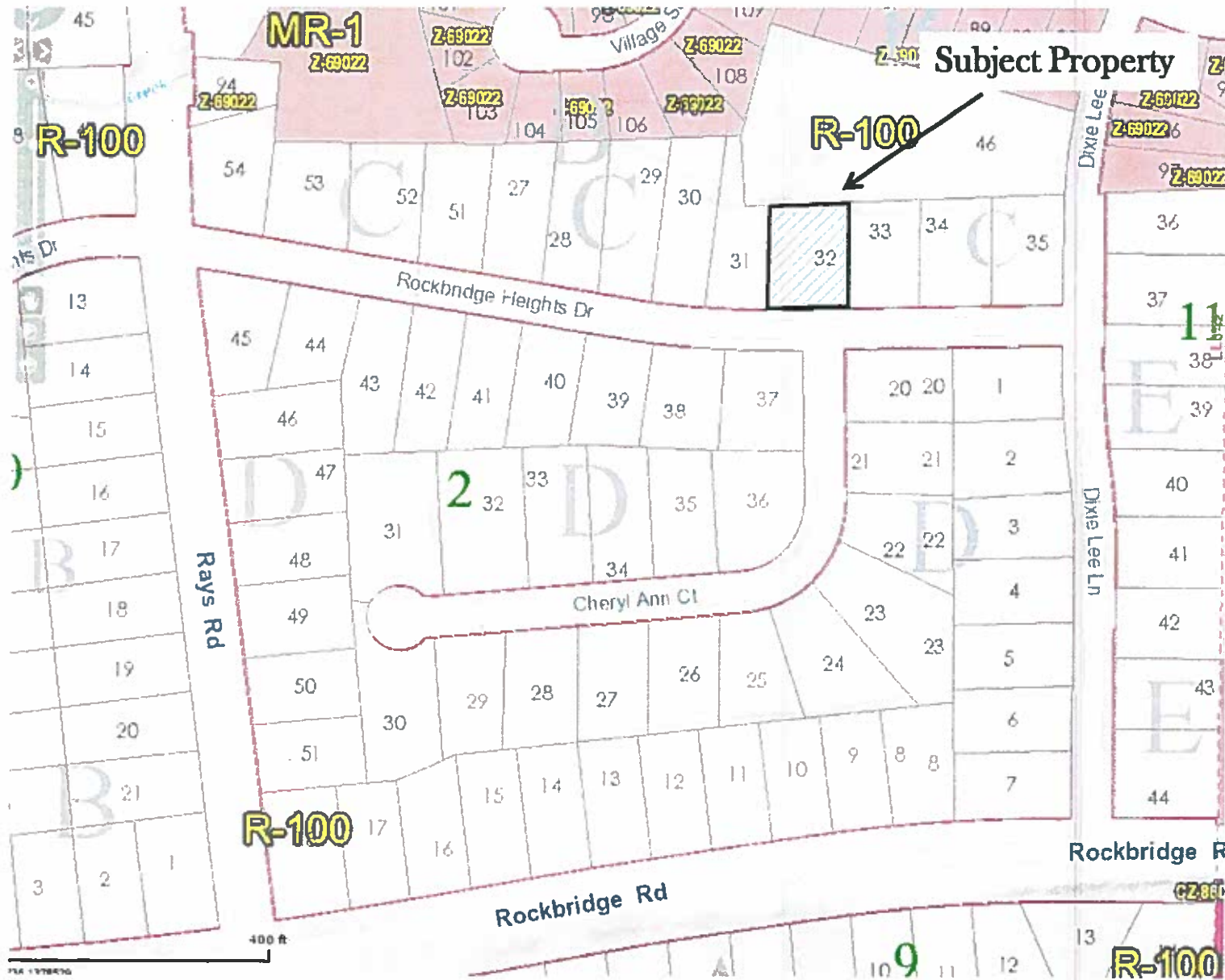
Engineering Manager

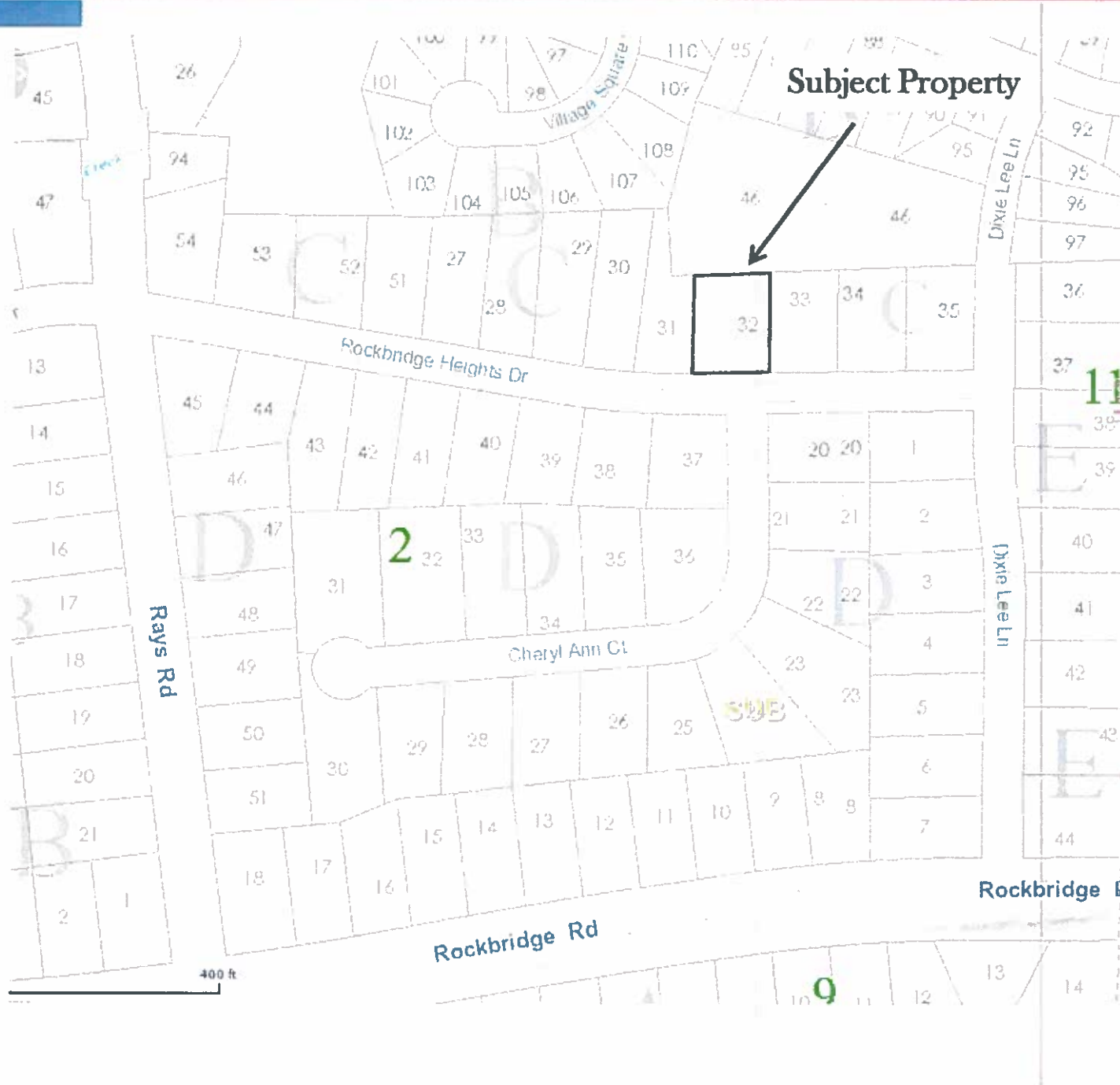
DeKalb County Department of Public Works, Transportation Division

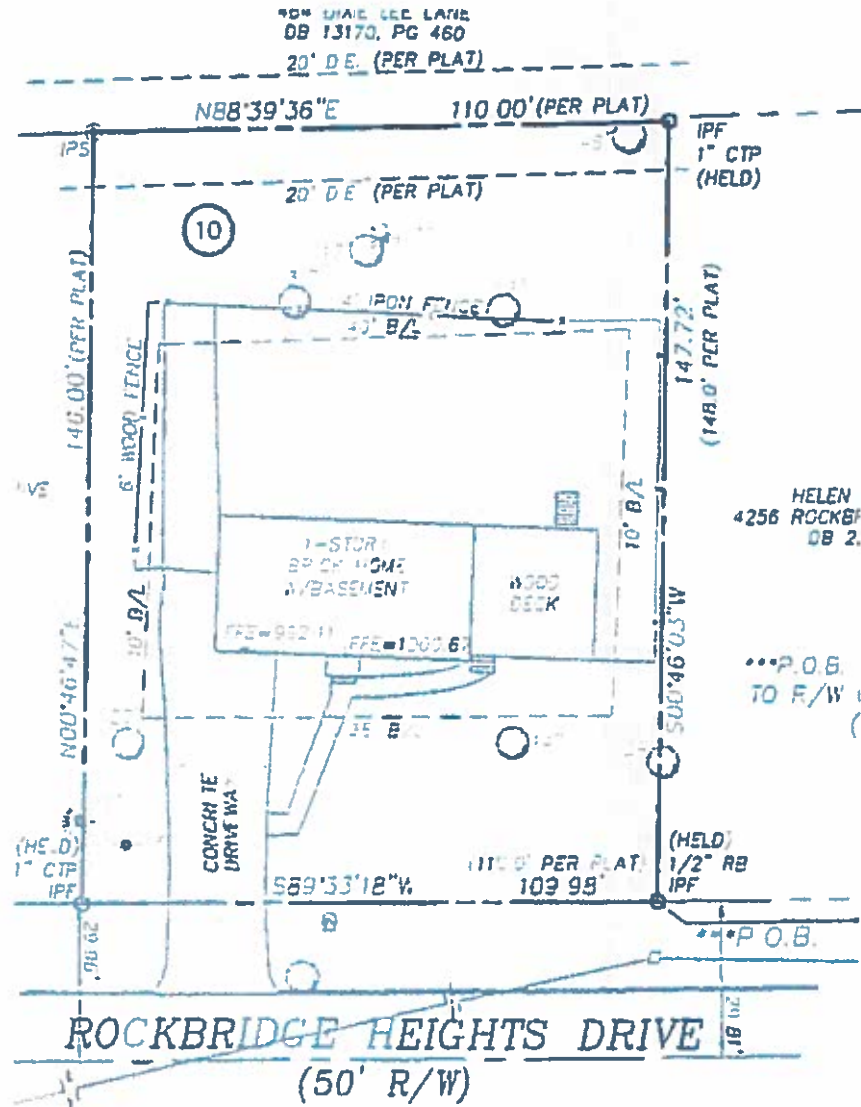
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Suite 400
Tucker, Georgia 30084

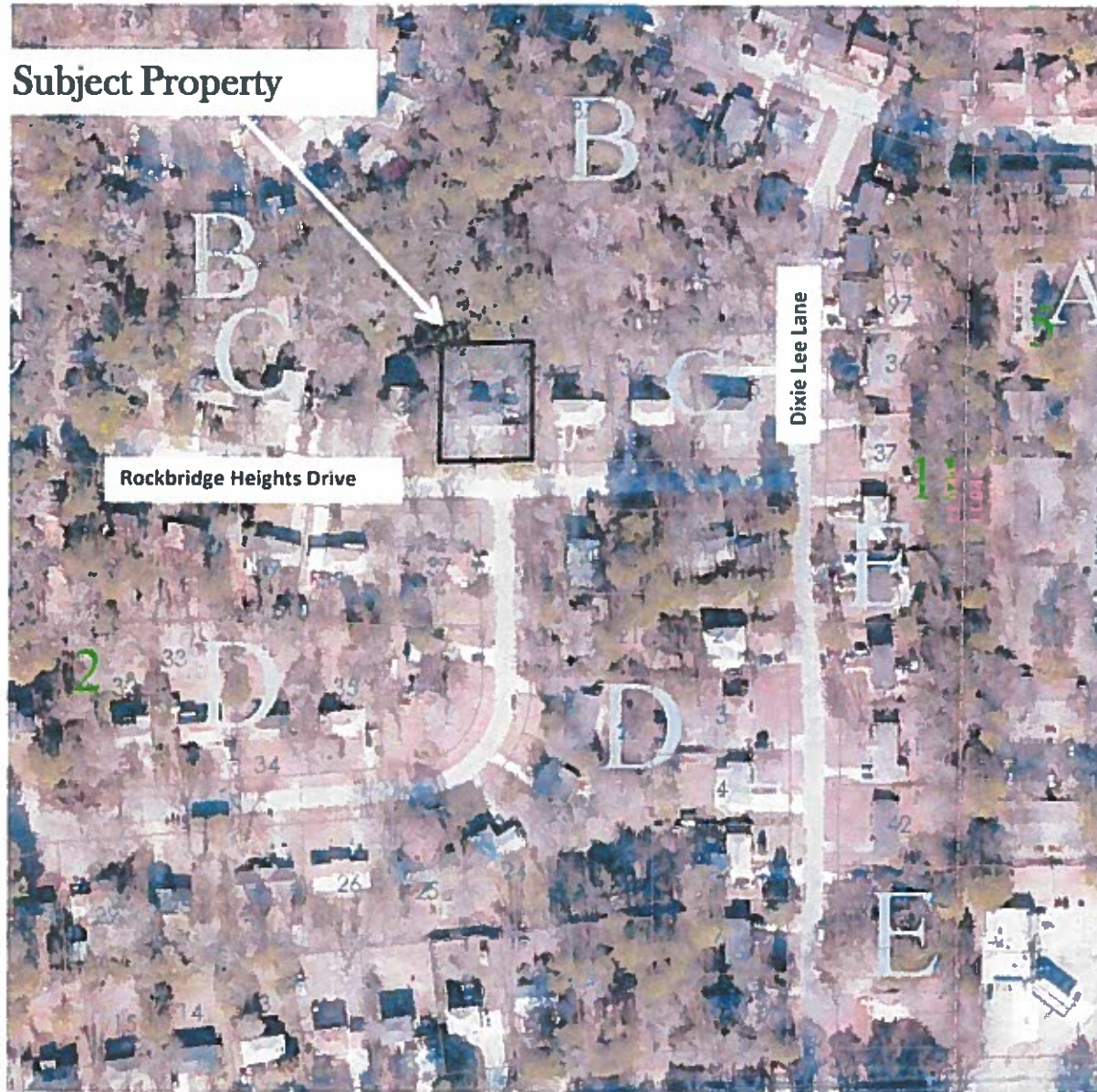
 770-492-5281
 678-758-3860
<http://www.dekalbcountyga.gov>













ZONING ~ R-100

SETBACKS
 FRONT = 45' (PER PLAT)
 SIDE = 10' (PER ZONING)
 REAR = 40' (PER ZONING)
 MIN. LOT SIZE = 15,000 SQ. FT.

SITE ADDRESS

4248 ROCKBRIDGE HEIGHTS DRIVE
 STONE MOUNTAIN, GEORGIA, 30083

BOUNDARY REFERENCES

- SUBJECT DEED BOOK 7758, PAGE 49
- PLAT BOOK 41, PAGE 159
- SEE ADJOINERS

FLOOD NOTE

AS PER THE F.I.R.M. FLOOD INSURANCE RATE MAP
 DEKALB COUNTY COMMUNITY PANEL NO. 13089 C
 0087 J DATED MAY 16, 2013. THIS PROPERTY IS NOT IN
 AN AREA HAVING SPECIAL FLOOD HAZARDS.

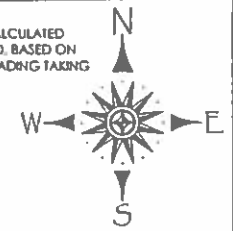
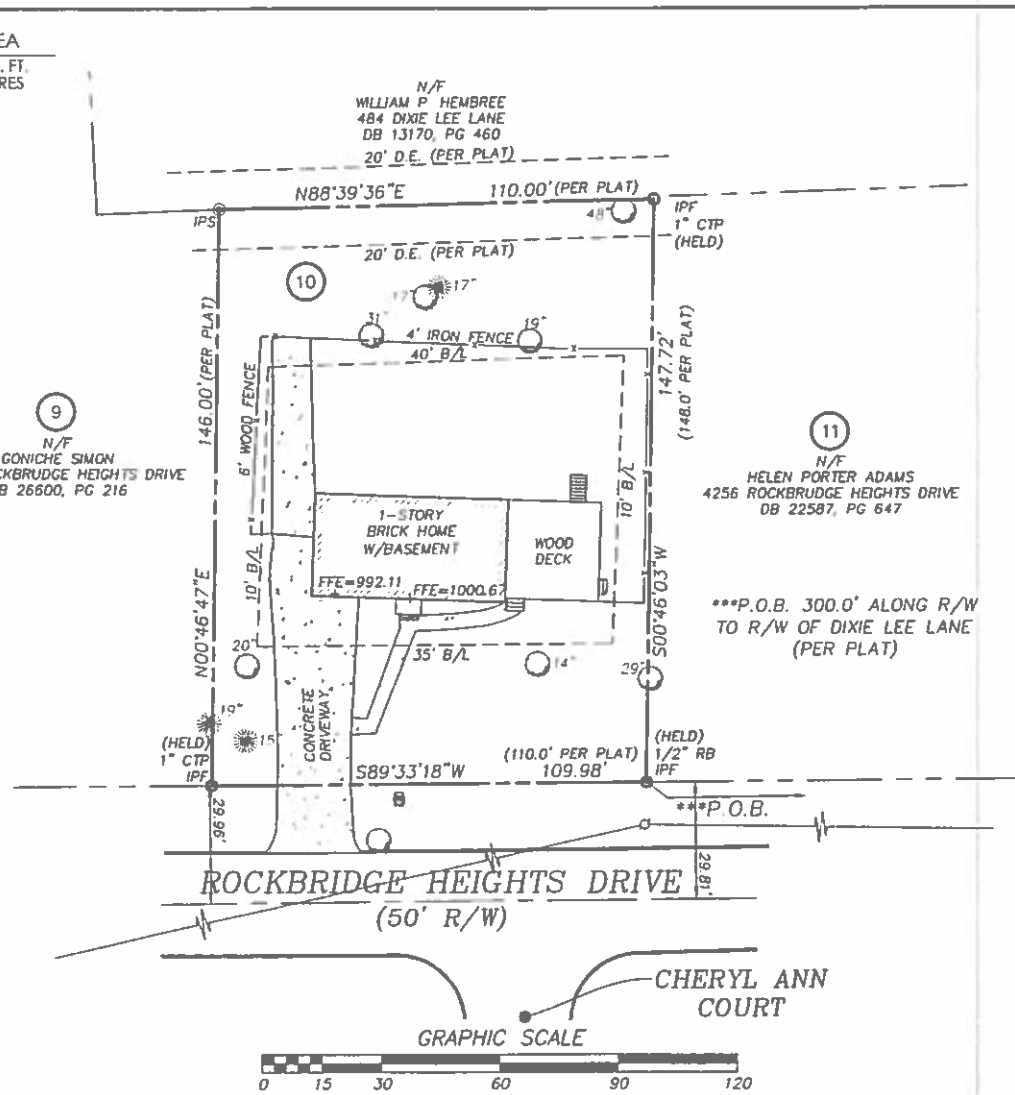
TREE LEGEND

- EX. HARDWOOD TREE
- PINE TREE
- PECAN TREE
- OAK TREE

LEGEND

- B/L BUILDING SETBACK LINE
- IPF IRON PIN FOUND
- R/W RIGHT OF WAY
- C CENTER LINE
- P PROPERTY LINE
- CLF CHAIN LINK FENCE
- CTP CRIMPED TOP PIPE
- PCP REINFORCED CONCRETE PIPE
- CLF CHAIN LINK FENCE
- HDPE HIGH DENSITY POLY ETHYLENE
- S SANITARY SEWER MANHOLE
- F.K.A. FORMERLY KNOWN AS
- W WATER MEIER
- FH FIRE HYDRANT
- SC SANITARY CLEANOUT

SITE AREA
 16,146 SQ. FT.
 0.371 ACRES



ALL BEARINGS ARE CALCULATED FROM ANGLES TURNED, BASED ON SINGLE MAGNETIC READING TAKING IN FIELD.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 5" PER ANGLE AND WAS ADJUSTED BY COMPASS RULE.

THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, EASEMENTS AND ENCUMBRANCES MAY EXIST WHICH BENEFIT AND BURDEN THIS PROPERTY.

THIS SURVEY ONLY INCLUDES OBJECTS THAT ARE VISIBLE AND IS NOT RESPONSIBLE FOR UNDERGROUND UTILITIES OR OTHER OBJECTS THAT ARE NOT APPARENT BY VISUAL OBSERVATION, I.E. UNDERGROUND GAS TANKS, GAS LINES, WATERLINES, SEWER LINES, ETC.

WORK PERFORMED ON APRIL 30, 2018.

THE DATA SHOWN ON THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100,000+ FEET.

INSTRUMENT USED: TOPCON 8000 SERIES PULSE LASER (ROBOTIC)

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

***P.O.B. 300.0' ALONG R/W TO R/W OF DIXIE LEE LANE (PER PLAT)



**BOUNDARY SURVEY for
 MALANA STOWERS**

PROJECT SITE: 4828 ROCKBRIDGE HEIGHTS DRIVE

LOT 10, BLOCK C, UNIT 3, ROCKBRIDGE HEIGHTS S/D	DWG BY:
LAND LOT 42, 18th DISTRICT	S.C.D.
DEKALB COUNTY, GEORGIA	JOB NO.
DATE: 05/02/2018	SCALE: 1" = 30'
	2018-108

MERIDIAN GEOMATICS, LLC
 land surveying - residential & commercial
 216 Powers Ferry Rd
 Marietta, Georgia 30067
 phone: (770) 675-6197 - surveyingatlanta@gmail.com

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Malana A. Stowers

Daytime Phone: (404) 323-9793 E-Mail: malanastowers@gmail.com

Mailing Address: 4248 Rockbridge Heights Dr. Stone Mountain GA 30083

Owner Name: Malana A. Stowers

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

Daytime Phone: (404) 323-9793 E-Mail: malanastowers@gmail.com

Mailing Address: 4248 Rockbridge Heights Dr. Stone Mountain GA 30083

SUBJECT PROPERTY ADDRESS OR LOCATION: 4248 Rockbridge Heights Dr.
Stone Mountain GA 30083 DeKalb County, GA, 30083

Parcel ID: 1804208032 Acreage or Square Feet: 0.25 ACRE Commission District #14

Existing Zoning: R-10D Proposed Special Land Use (SLUP) DAYCARE + BOARDING
of special needs kids

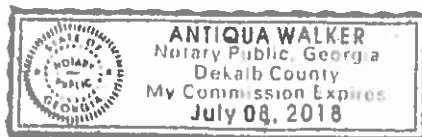
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant Malana A. Stowers

Printed Name of Applicant: Malana A. Stowers

Notary Signature and Seal:

Antiqua Walker 5/2/18



Notice Date 4/16/2018

PUBLIC NOTICE

To

Request for a Special Land Use Permit

Filed By: Always Home Pet Care

Located at: 4248 Rockbridge Heights Drive

Stone Mountain Ga 30083

Current Use- Resident

Proposed Use- Boarding for special needs dogs (Maximum 3)

Hours of Operation

Current: Sunday- Saturday 7:00am- 7:00pm

Proposed: Sunday- Saturday 7:00am – 7:00pm

Capacity: 3 dogs

PRE- SUBMITTAL COMUUNITY MEETING TO TAKE PLACE AT:

Location: 4248 Rockbridge Heights Drive Stone Mountain Ga 30083

Date & Time: Tuesday May 1st 7:30pm

Meeting: Pre- submittal committee meeting

Date: 5-1-2018

Time: 7:30pm

Location: 4248 Rockbridge Heights Drive Stone Mountain Ga 30083

In Attendance (by last name): Adams, Wache, Tang, Ward, Morrison, Mendoza, Yemare

Meeting Minutes

- a. Request to postpone meeting to wait for county commissioner.
- b. Meeting is called to order by Ms. Stowers.
- c. Introductions of attendees are made.
- d. Sign- In sheet is passed around
- e. Ms. Stowers explains purpose of resubmittal community meeting.
- f. Ms. Stowers explains the operation of the business.
- g. Ms. Stowers opens the floor for a question and answers.
Questions asked by: Adams, Morrison
 - Questions pertaining to the process of obtaining the license to operate.
- h. The attendees were given a tour of the areas that will be used for the operation of the business.
- i. Meeting is adjourned.



DeKalb County

404.371.2155 (o)
404.371.4556 (f)

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

Chief Executive Officer
Michael Thurmond

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Pre-application conference is required prior to filing application: copy must be submitted at filing)

Applicant Name: Malana Stowers Phone: 478-23-9793 Email: MalanaStowers@gmail.com

Property Address: 4248 Rockbridge Hight Dr

Tax Parcel ID: 1804208032 Comm. District: 4:6 Acreage: _____

Existing Use: residence Proposed Use: dog daycare for 3 Home Occupation w/ Customer contact

Rezoning: Yes _____ No

Existing Zoning: R100 Proposed Zoning: _____ Square Footage/Number of Units: _____

Rezoning Request: dog care for no more than 3

Land Use Plan Amendment: Yes _____ No _____

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

Special Land Use Permit: Yes No _____ Article Number(s) 27 4-2-31

Special Land Use Request(s) dog Home Occupation w/customer contact

Major Modification:

Existing Case Number(s): _____

Condition(s) to be modified and request:

EXHIBIT

All that tract or parcel of land lying and being in Land Lot 42, 18th District, DeKalb County, Georgia, and as shown on Survey by Meridian Geomatics, and being more particularly described as follows:

Beginning at point located on the easterly right of way of Dixie Lee Lane and the northerly right of way of Rockbridge Heights Drive, running thence northwesterly, along right of way of Rockbridge Heights Drive a distance of 300.00 feet to an iron pin found (1/2" rebar) and the TRUE POINT OF BEGINNING;

From the TRUE POINT OF BEGINNING as thus established, South 89°33'18" West a distance of 109.98 feet to an iron pin found (1" crimp top pipe); thence, North 00°46'47" East a distance of 146.00 feet to a point; thence, North 88°39'36" East a distance of 110.00 feet to an iron pin found (1" crimp top pipe); thence, South 00°46'03" West a distance of 147.72 feet to an iron pin found (1/2" rebar) and the TRUE POINT OF BEGINNING.

Said tract or parcel contains 16,146 square feet or 0.371 acres



COMMUNITY DEVELOPMENT DEPARTMENT

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: Review Calendar Dates: Planning Commission:
 Owners Authorization: Community Council Meeting: Public Notice: Notice Signs:
 Building Permits: NA Fire Inspection: Business License: Land Disturbance Permit: NA State
 License: NA Lighting Plan: NA Campaign Disclosure: Impact Analysis: Zoning
 Conditions: Letter of Intent: Board of Commissioners: Tent Permit:
 Supplemental Regulations: Overlay District DRI Separation NA

Review of Site Plan

Setbacks: front _____ sides _____ side corner _____ rear _____ Lot Size: _____ Frontage: _____
 Landscape Strips: _____ Buffers: _____ Parking Lot Landscaping: _____ Parking Spaces: _____
 Screening: _____ Streetscapes: _____ Fencing/Walls: _____ Open Space: _____ Enhanced
 Open Space: _____ Building Materials: _____ Roof Material: _____ Fenestration: _____ Façades: _____
 Orientation: _____ Garages: _____ Pedestrian Plan: _____ Sidewalks _____

Possible Variances: _____

Comments: _____

Planner: _____ Date _____

Filing Fees

REZONING: RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5, OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE AMENDMENT	\$500.00
SPECIAL LAND USE PERMIT	\$400.00