



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 300**

**Decatur, GA 30030**

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

**Planning Commission Hearing Date: September 10, 2019, 6:30 P.M.**

**Board of Commissioners Hearing Date: September 24, 2019, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** SLUP-19-1243346 **Agenda #:** N.1

**Location/Address:** The southeast corner of Frazier Road and Tolbert Drive at 1513 Frazier Road, Decatur, GA. **Commission District:** 2 **Super District:** 7

**Parcel ID:** 18-146-05-016

**Request:** To request a Special Land Use Permit (SLUP) to allow a home occupation (skincare studio) with customer contact in a R-75 (Residential Medium Lot) District.

**Property Owners:** Elizabeth Newsom

**Applicant/Agent:** Elizabeth Newsom

**Acreage:** .44 Acres

**Existing Land Use:** Single Family Residence

**Surrounding Properties:** North, south, east and southwest are single family detached residences zoned R-75 (Residential Medium Lot) District. Southeast are single family detached residences zoned RSM (Residential Medium Lot) District. Along the west side of Frazier Road are single family detached residences zoned R-60 (residential Small Lot) District.

**Comprehensive Plan:** Suburban (SUB) Consistent X

<b>Proposed Additional Sq. Feet:</b> None	<b>Existing Residential Sq. Footage:</b> Approximately 2,400 Square Feet
<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> <35%

### **ZONING HISTORY & SITE CHARACTERISTICS:**

The subject site is an existing single-family residence located at the southeast intersection of Frazier Road and Tolbert Drive in unincorporated DeKalb County. The site has been zoned R-75 (Residential Medium Lot) District since the adoption the DeKalb County code in 1956.

Located at 1513 Frazier Road (a collector street), the site also has frontage on Tolbert Drive, a local street. Per DeKalb County's tax records, the residence is an approximately 1,360 plus square foot, 1-story brick structure with a 1,040 unfinished basement. Primary access is via an existing concrete driveway from Tolbert Drive that can accommodate at least six (6) vehicles. The front door of the residence faces Frazier Road. The front lawn appears flat and well-manicured with a two large trees and shrubbery. There is curb and gutter along both street frontages but no sidewalk.

### **PROJECT ANALYSIS:**

The applicant is requesting a Special Land Use Permit (SLUP) for an in-home occupation with customer contact to operate a skincare studio (The Beauty Hideaway Shop) which will offer facial skin care services. Per the submitted letter of intent, the home occupation would occupy 186 square feet of floor space in the rear of the house. the basement space of the residence. Customers would enter through a private entrance in the rear of the house to a reception area, bathroom and skincare treatment room. The proposed hours of operation are 10:00am to 6:00p.m. Tuesday through Saturday.

### **IMPACT ANALYSIS:**

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

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

The applicant is proposing an in-home occupation with limited customer contact within the R-75 (Residential Medium Lot) District. The residence on .44 acres is adequate for the proposed use and complies with required yards, parking and other standards of the zoning district.

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

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

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

Based on the location of the site within an established residential subdivision on two (2) public streets, 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:**

Frazier Road is a collector road and Tolbert Drive is a local street. Per the application, the applicant will offer services by appointment only. The existing long driveway on Tolbert Drive can accommodate customer parking. Planning Staff anticipates little or no impact on traffic in the area caused by the proposed use.

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

The low volume of traffic or character of the vehicles generated by the proposed use should not adversely affect existing residential land uses along access routes to the site.

**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:**

There are two (2) proposed access points to the site from street frontage. One (1) access point is via the existing driveway to the single-family residence on Tolbert Drive. The second access is through the front door on Frazier Road. Emergency vehicles can access the site from either access point.

**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 use should not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust or vibration.

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

The applicant proposes to operate 5 days a week (Tuesday-Saturday) during the hours of 10:00 am to 6:00p.m. This is after rush hour morning traffic and before late evening. The proposed hours of operation should not create adverse impacts upon any adjoining residential 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.**

The manner of operation should not create adverse impacts upon adjoining land uses.

**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 single-family residence meets all required building setbacks for the R-75 (Residential Medium Lot) District except for the side internal yard setback. In lieu of the required 7.5 feet, the primary residence has a minimum side yard setback of 5.8 feet and the accessory block building in the rear appears to touch the side yard property line. Since both structures will remain as is on the site, the owner needs to apply for a variance with the Zoning Board of Appeals or obtain a letter of non-conformity for the side yard setback from Planning Staff.

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

Located within a Suburban Character area designated by the DeKalb County 2035 Comprehensive Plan, the proposed home occupation with customer contact is consistent with the following area policy: Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.

**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 buffer zones are not required for home occupations with customer contact.

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

Adequate refuse areas will be provided.

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

The proposed use is a permanent use and should not be limited to any length of time on the subject 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 adjacent and nearby lots and buildings.**

The requested SLUP for a home occupation with customer contact is in the existing single-family residence on the site. There will be no building additions to the single-family residence. The current residence is compatible in size with surrounding residences in the area,

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

The proposed use will not 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.**

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

1. There shall be no exterior evidence of the home occupation.
2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
4. No more than twenty-five (25) percent of the dwelling unit and or five hundred (500) square feet, whichever is less, may be used for the operation of the home occupation.
5. No more than one (1) business vehicle per home occupation is allowed.
6. No home occupation shall be operated so as to create or cause a nuisance.

**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.**

The existing single-family residence does not create a negative shadow impact on any adjoining lot or building.

**S. Whether the proposed use would be consistent with the needs of the neighborhood or 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 would provide a needed service for patrons requiring and desiring a personalized skincare esthetician. The proposed use does not conflict with overall objectives of the comprehensive plan which is to offer a variety of retail and commercial services for residents in unincorporated DeKalb County.

**COMPLIANCE WITH DISTRICT STANDARDS**

Per the chart below, the single-family residence adheres to R-75 development standards.

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		75 Feet	71 feet along Frazier Road and 224 feet along Tolbert Drive	Yes, along Tolbert Drive
LOT AREA		10,000 Square Feet	19,443 Square Feet	Yes
YARD SETBACKS	FRONT (Frazier Road)	30 Feet	>60 Feet	Yes
	Side Corner Tolbert Road	30 Feet	>60 Feet	Yes
	SOUTH INTERIOR SIDE YARD	7.5 Feet	0 Feet. It appears an accessory structure is situated on the south interior side yard property line.	No. Applicant must seek a primary variance with the Zoning Board of Appeals or prove grandfathering.
	REAR	40 Feet	No definitive rear yard. Two (2) adjoining interior side yard property lines	N/A
HEIGHT		Max. 35 Feet	<35 Feet	Yes
LOT COVERAGE		Max. 35%	<35%	Yes
PARKING		Min. 4 parking spaces for a single-family residence	Can accommodate at least 4 parked cars	Yes
OPEN SPACE		N/A	N/A	N/A
LINEAR FEET OF NEW SIDEWALK		N/A	No sidewalks along Frazier Road or Tolbert Drive	N/A

**STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS**

The proposed in- home occupation with customer contact should not have any adverse impact on adjacent and surrounding properties. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area. Given that the existing driveway can accommodate off-street parking for clients, there should be no impact on adjacent properties. The proposed use would not create adverse impacts on adjoining properties by way of noise, smoke, odor, dust or vibration. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be **APPROVED**, subject to Staff’s Recommended Conditions:

1. A home occupation (The Beauty Hideaway Shop for facial skincare only) with customer contact, within the existing single-family residence.
2. The hours of operation shall be Tuesdays through Saturdays (10:00am-6:00pm). The business will be closed Sundays and Mondays.

3. No customer parking on Tolbert Drive between the driveway and Frazier Road. All parking must be on property or east of driveway on Tolbert Drive as to not interfere with the intersection of Frazier Road at Frazier Ct/Tolbert Drive.
4. Comply with the DeKalb County Noise Ordinance.
5. The owner/operator shall not lease the business space for use by another person and the SLUP is not transferable to any future owners of the subject property.
6. No identification sign for the business shall be posted on the property.
7. The approval of this SLUP application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the Zoning Board of Appeals, or other entity.
8. Access to the property shall only be via the driveway on Tolbert Drive.

**Attachments:**

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

## September 2019 Rezoning Traffic Comments

N1. No customer parking on Tolbert Drive between the driveway and Frazier Rd. All parking must be on property or east of driveway on Tolbert Drive as to not interfere with the intersection of Frazier Rd at Frazier Ct/Tolbert Dr.

N2. Briarcliff Road is SR 42. GDOT review and approval of access points and right of way improvements required prior to issuance of permits. Briarcliff Road is classified as a minor arterial. Right of way dedication of 40 feet from centerline required. 6-foot sidewalk, bike facilities and street lights required. Bring sidewalks and header curb up to current code requirements. Verify sight distance for access point prior within plan approval submittal.

N3. Owner needs to coordinate with the plans for the adjacent Kroger Shopping Center. Kroger has approval for proposed work in the right of way in front of this property to add a turn lane onto Henderson Mill Road (for the tapers). Chamblee Tucker Road and Henderson Mill Roads are both classified as minor arterials. Right of way dedication of 40 feet from centerline required. 6-foot sidewalk, bike facilities and street lights required. Bring sidewalks and header curb up to current code requirements. Only one access point allowed on each road as far away from traffic signal as possible. Provide ADA ramps for the crosswalks at signal (existing, but not shown on plan).

N4. Build sidewalks along entire frontage of Citadel Square on Memorial College Drive. Street lights required. Memorial Drive is classified as a collector. Right of way dedication required 35 feet from centerline. Bike lanes required- but if developer would install the 6' sidewalks along the entire shopping center property frontage on Memorial College Drive, I would support a variance for the bike lanes.

N5. Eastland Road is classified as a collector street. Right of way dedication of 35 from centerline required. 6-foot sidewalks, street lights and 5-foot landscape strip required. Bike lanes required. Lake Drive is classified as a local street. Must bring street up to standards- complete improvements of half the road along the frontage. Dedication 27.5 feet from centerline of right of way. 6-inch header curb, five-foot sidewalks, five-foot landscape strip, street lights.

N6. Flat Shoals Parkway is DR 155. GDOT review and approval of access points and right of way improvements required prior to issuance of permits. Flat Shoals Parkway is classified as a major arterial. 6-foot sidewalk, bike facilities, 50 right of way dedication, and street lights required. Only Right in/right out access point allowed. No acceleration lane. Local streets must have a 55 foot right of way, 12-foot travel lanes, 6-foot landscape strip, 5-foot sidewalk and street lights required. Verify sight distance for vehicles existing site within plan approval submittal.



# 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-19-1243346 Parcel I.D. #: 18-176 . 05-016  
Address: 1513 Frazier Road  
Decatur, Ga. 30033

### 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:

Did not see any traffic engineering concerns at this time.

Signature: Jennifer Russell



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: 1243346

APPLICANT NAME: Elizabeth Newsom

Daytime Phone: 404-771-5532 E-Mail: elizabethnewsom@aol.com

Mailing Address: 1513 Frazier Road, Decatur, GA 30033

Owner Name: Elizabeth Newsom  
(If more than one owner, attach contact information for each owner)

Daytime Phone: 404-771-5532 E-Mail: elizabethnewsom@aol.com

Mailing Address: 1513 Frazier Road, Decatur, GA 30033

SUBJECT PROPERTY ADDRESS OR LOCATION: 1513 Frazier Road

Decatur DeKalb County, GA, 30033

Parcel ID: 18 146 05 016 Acreage or Square Feet: 0.43 Commission Districts 2 + 7

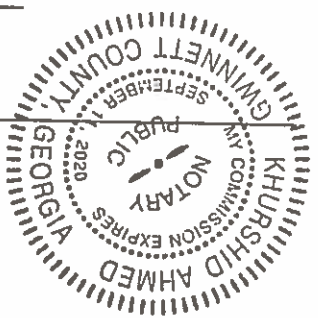
Existing Zoning: Residence Proposed Special Land Use (SLUP) IN-HOME BUSINESS

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  
Elizabeth Newsom

Printed Name of Applicant:  
Elizabeth Newsom

Notary Signature and Seal:  
[Signature]





YOU'RE INVITED TO A  
**COMMUNITY  
MEETING**

ABOUT THE BEAUTY HIDEAWAY  
SHOP LLC

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**JUNE 6<sup>TH</sup>, 2019**

**7PM**

REHOBOTH PARK- THE COVERED PICNIC AREA  
TOLBERT DRIVE, DECATUR, GA 30033

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The Beauty Hideaway, a by-appointment only skincare studio providing waxing and advanced skincare is hosting a community meeting to share with you related community aspects about its new business offerings. Light refreshments will be provided.

FOR MORE INFORMATION CONTACT: ELIZABETH NEWSOM @ 404-771-5532

MEETING SIGN-IN SHEET

Project: The Beauty Hideaway

Meeting Date: June 6, 2019

Facilitator: Elizabeth Newsom

Location: Rohoboth Dekalb County Park

Name

Address

Phone

E-Mail

ANDREW NEWSOM	1513 FRAZIER	678-772-2331	ANDREW.NEWSOM@OUTLOOK.C
ROSE	RD, SE 3042 Tolbert Dr.	(4) 502-9974	RD, SE 3042@ Comcast.net

Elizabeth Newsom  
The Beauty Hideaway Shop LLC.  
1513 Frazier Road  
Decatur, GA 30033  
June 11, 2019

Community Council & Board of Commissioners  
DeKalb County: Department of Planning & Sustainability  
330 W. Ponce de Leon Ave  
Decatur, GA 30033

Dear Community Council & Board of Commissioners:

- A) I have proposed a zoning classification for 1513 Frazier Road to allow an in-home business.
- B) I am requesting the rezoning of my home residence in order to start my new skincare studio The Beauty Hideaway Shop LLC.
- C) The property 1513 Frazier Road is currently my home residence but I am proposing to offer skincare services there in a private luxurious studio. I have enjoyed being an esthetician for the last 10 years and launching my own skincare studio has been my long-time dream. I am passionate to help others improve their skincare health and reconnect with their sense of feeling beautiful. During my time at Natural Body Spa, as a corporate trainer, I trained many estheticians on skincare to provide safe, effective and enjoyable services. I have used my 17 year background in the skincare industry to build a creative menu of services that accommodates everyone's needs, from the "Perfect brow", brighter skin to being acne-free. One of the niches I hope to fill in my studio is servicing celebrities trying to avoid the public eye, which my location would allow me to provide them private by-appointment skincare services.
- D) My proposed skincare studio would be located on the back of the house with a private entrance, reception-retail area, bath room and skincare treatment room. The total floor area is 186 sf. I am the sole esthetician-employee of The Beauty Hideaway Shop LLC, I will offer services by-appointment only and my hours of operation will be Tuesday-Saturday 10-6pm.

Already the surrounding community has been very supportive and I've been met with a lot of excitement to partake in my skincare services.

Thank you for taking the time to consider my proposed request for The Beauty Hideaway Shop LLC and for the chance to make my dream a reality.

Sincerely,



Elizabeth Newsom  
Owner/Licensed Esthetician

Elizabeth Newsom  
The Beauty Hideaway Shop LLC.  
1513 Frazier Road  
Decatur, GA 30033

Dear DeKalb County Commissioners,

Here is my Impact Analysis for the criteria specific for granting a Special Land Use Permit.

- A. The property 1513 Frazier Road sitting on .5 acre lot has adequate land area available for the operation of "The Beauty Hideaway's" proposed use of a single skincare treatment room studio serving 1 client at a time including provision of all required yards, open space, multiple off-street parking spots with the large driveway and all other applicable requirements of the zoning district in which the use is proposed to be located.
- B. The proposed use for "The Beauty Hideaway" is compatible with adjacent properties and land use and other properties and land uses in the district.
- C. Public services, public facilities and utilities to serve the use contemplated are adequate.
- D. "The Beauty Hideaway's" by-appointment only single client policy will not unduly increase traffic and create congestion in the area and the public street on which the use is proposed is adequate.
- E. "The Beauty Hideaway" will not adversely affect existing land uses located along access routes to the site, neither by the character of the vehicles or the very minimal volume of traffic generated by the proposed use.
- F. The property 1513 Frazier Road has ample space to allow ingress and egress to the subject property and to all proposed buildings, structures and uses thereon with specifically for pedestrian and automotive safety and convenience, traffic flow and control and access in the event of fire or other emergency.
- G. 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. 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. The proposed use will not create adverse impact upon any adjoin land use by reason of the manner of operation of the proposed use.
- J. 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. The proposed use is consistent with the policies of the comprehensive Plan.
- L. The proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulation of the district in which the use is proposed to be located.
- M. There is adequate provision of refuse and service areas.
- N. There is no reason for the length of time for which the special land use permit is granted to be limited in duration.
- O. 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. The proposed plan will not adversely affect historic buildings, sites, districts, or archaeological resources.
- Q. The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.
- R. The proposed building as a result of its proposed height will not create a negative shadow impact on any adjoining lot or building.
- S. The proposed use is consistent with the needs of the neighborhood and the community as a whole, is compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan.

Sincerely,



Elizabeth Newsom

# Petition for the approval and opening of THE BEAUTY HIDEAWAY

located 1513 Frazier Road, Decatur, GA 30033

I am in support of the opening of The Beauty Hideaway in my community and look forward to it enhancing the neighborhood.

homeowner's name	Physical Address	Signature	Date
Torre Eberhardt	3052 Tolbert Dr GA 30033	Torre Eberhardt	08/13/19
Nahia Eberhardt	3052 Tolbert Dr GA 30033	Nahia Eberhardt	08/13/19
Lawrence Boze	3042 Tolbert Dr GA 30033	LH Boze	08/13/19
Rose Ann Boze	3042 Tolbert Dr GA 30033	Rose Ann Boze	8/13/19
Allen Wilson	3080 Tolbert Dr GA 30033	Allen Wilson	8/17/19
Todd Bolsen	1525 Frazier Rd GA 30034	Todd Bolsen	8/28/2019
<sup>(Renters)</sup> Heather & Jonathan Cover	1525 Frazier Rd GA 30033	Heather J Cover	9/3/2019
Brent & Jessica Johnson	3053 Tolbert Dr 30033	J. Johnson	9/3/2019
Brent Johnson	3053 Tolbert Dr 30033	Brent Johnson	9/3/2019
Rafi Muhammad	3060 Tolbert Dr 30033	Rafi Muhammad	9/3/2019
Rima Naji	3060 Tolbert Dr. 30033	R Naji	9/3/2019
Adina Martinez	1622 Sprucewood Ct. 30033	Adina Martinez	9/10/2019

**From:** [Mary Beth Cardoni](#)

**To:** [Hill, Karen F.](#)

**Subject:** Opposition of SLUP 19-1243346

**Date:** Monday, September 2, 2019 3:08:36 PM

Dear Planning Commissioners and Board of Commissioners,

As concerned neighbors of the Frazier Road and Tolbert Road community, we are writing as we are opposed to the proposed application and SLUP 19-1243346 to allow a home occupation with customer contact in an R-75 district. The property is located on the southeast corner of Frazier Road and Tolbert Drive at 1513 Frazier Road.

We respectfully ask for no zoning change on this parcel not because we are anti-growth but because we are enthusiastic supporters of smart, planned urban development and have concerns about this rezoning request. Our most compelling reasons include:

The proposal does not meet the criteria for rezoning.

The Proposed Rezoning is Inconsistent with the residential neighborhood of single-family homes. The current zoning of the property is not compatible with the surrounding properties.

Insufficient road infrastructure – Our roadways simply cannot handle the increase in traffic that will occur if the rezoning is permitted. The traffic on

Frazier has increased substantially over the past several years. Cut through traffic onto Tolbert Rod has also increased because of the high volume of traffic. Commissioner Rader's office has been notified (by many neighbors) and there are current discussions about speed reduction, new road signage, and police enforcement on Frazier Road and Tolbert Drive due to the high volume of traffic, reckless driving and speeding.

Both streets are narrow and do not allow for turn lanes, notably limiting traffic flow.

The intersection of Frazier Road and Tolbert Drive are a high-risk intersection for pedestrians due to heavy traffic flow, misaligned streets, and unclear views for pedestrian crossing. This intersection is a walking route for neighborhood students and residents. The significant increase in traffic flow at this intersection will result from this rezoning is a notable risk to students and pedestrians.

If this rezoning is approved the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and possible fatalities.

The Neighborhood Does Not Support this SLUP. Frazier Road and Tolbert Drive are lined with residential homes. Allowing this SLUP opens the door for others to open businesses in this residential area.

Neighbors are also opposed due decrease in home values. Changing this neighborhood to businesses with business signs and lighting to promote businesses.

Parking. There is absolutely no road parking for business on Frazier Road or Tolbert Drive. Parking on either roadside only increases the existing problems with heavy traffic and this is an increased danger to both drivers and pedestrians.

Neighbors Most Impacted by this SLUP are Against this and Almost every neighbor who lives within 1000 feet of the property is against this SLUP.

For the foregoing reasons, we urge the Planning Commissioners and the Board of Commissioners to vote against this proposed rezoning of SLUP-19- 1243346.

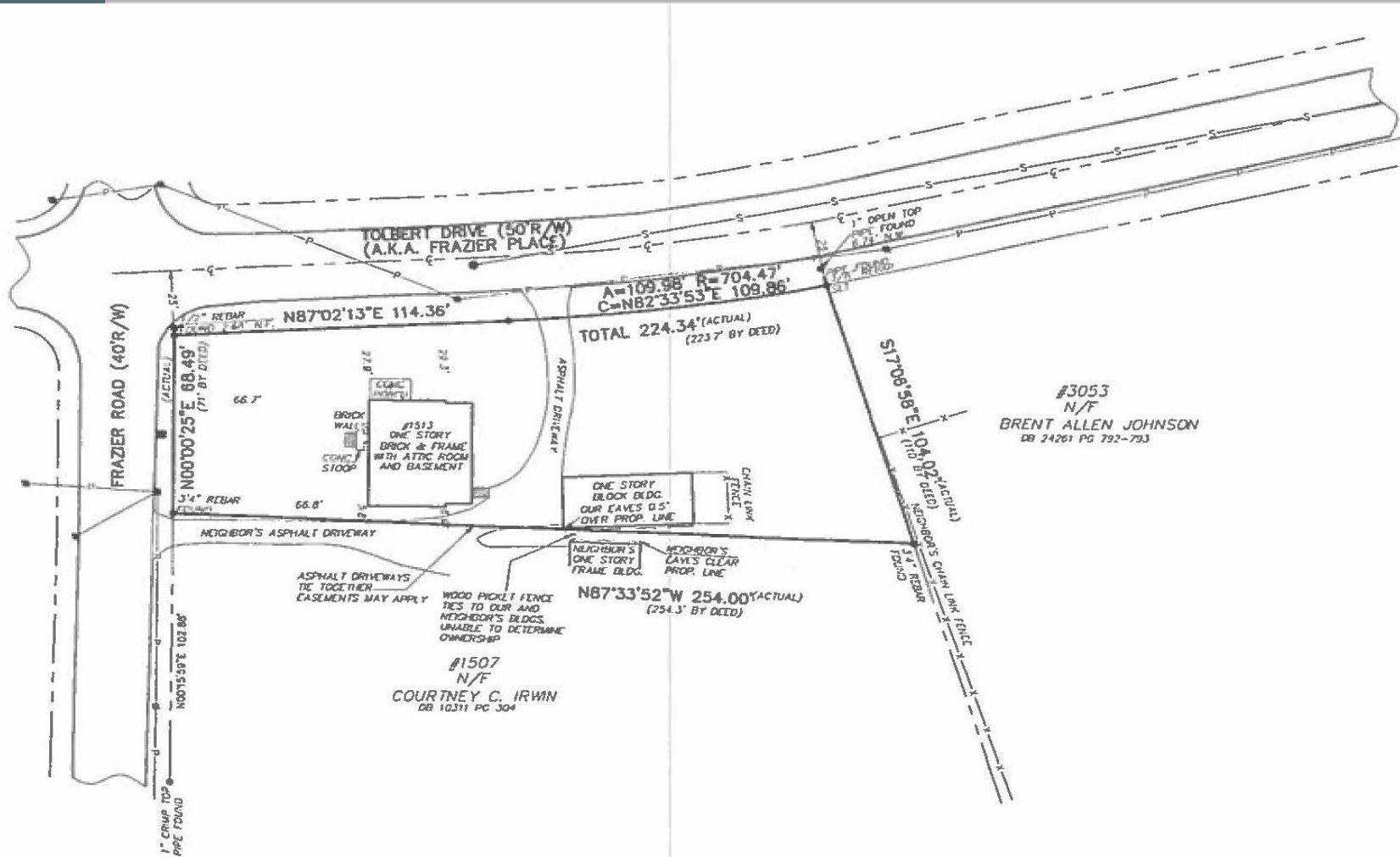
Thank you for hearing our concerns....

Very truly,

Mary Beth Cardoni

On Behalf of Friends of Frazier Road Association





#3053  
N/F  
BRENT ALLEN JOHNSON  
DB 24261 PG 792-793

#1507  
N/F  
COURTNEY C. IRWIN  
DB 10311 PG 304

TOTAL AREA= 0.446± ACRES  
OR 19,443± SQ.FT.

1513 FRAZIER ROAD  
DECATUR, GEORGIA

SURVEY FOR  
ANDREW NEWSOM  
ELIZABETH NEWSOM

**McLUNG**  
SURVEYING SERVICES, INC.

4833 South Cobb Drive Suite 200  
Smyrna, Georgia 30080 (770) 434-3383  
Certificate of Authorization #LSF000752

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, 43-15-4, 43-15-8, 43-15-19, 43-15-22.

This original of this document was noted and signed by Michael R. Nolas L.S. #2948 on 9-20-16. THIS REPRODUCTION IS NOT A CERTIFIED DOCUMENT.

Michael R. Nolas  
Georgia RLS #2648  
Member SWSOG  
JOB#243281SN

LAND LOT 148  
DISTRICT 18TH  
DEKALB COUNTY  
GEORGIA

PLAT PREPARED: 9-20-16  
FIELD: 9-16-16 SCALE: 1"=30'

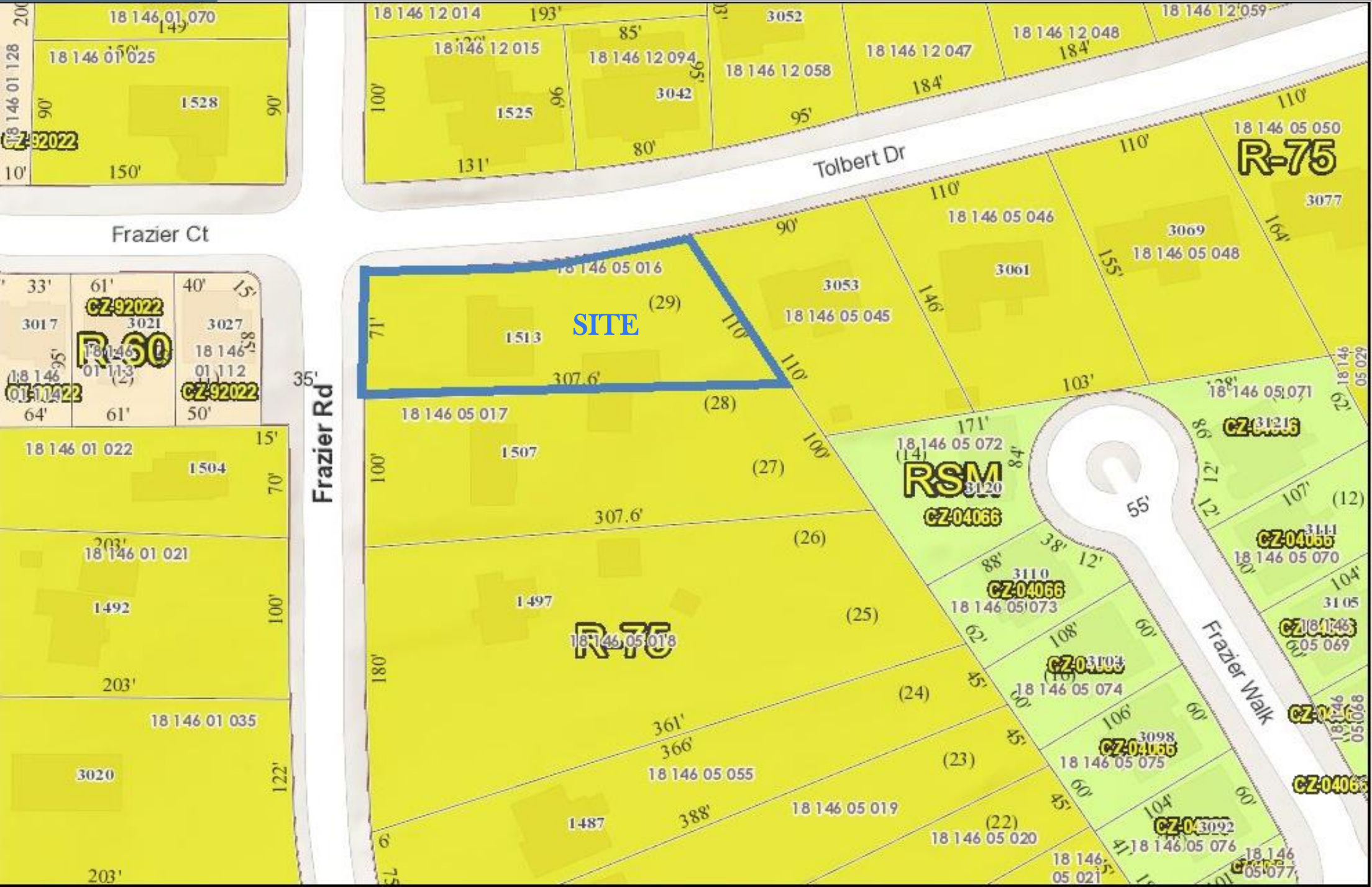
**REFERENCE MATERIAL**

1. WARRANTY DEED IN FAVOR OF RAYMOND GUY AIELLO AND TERESA D. AIELLO DEED BOOK 6442 PAGE 294 DEKALB COUNTY, GEORGIA RECORDS

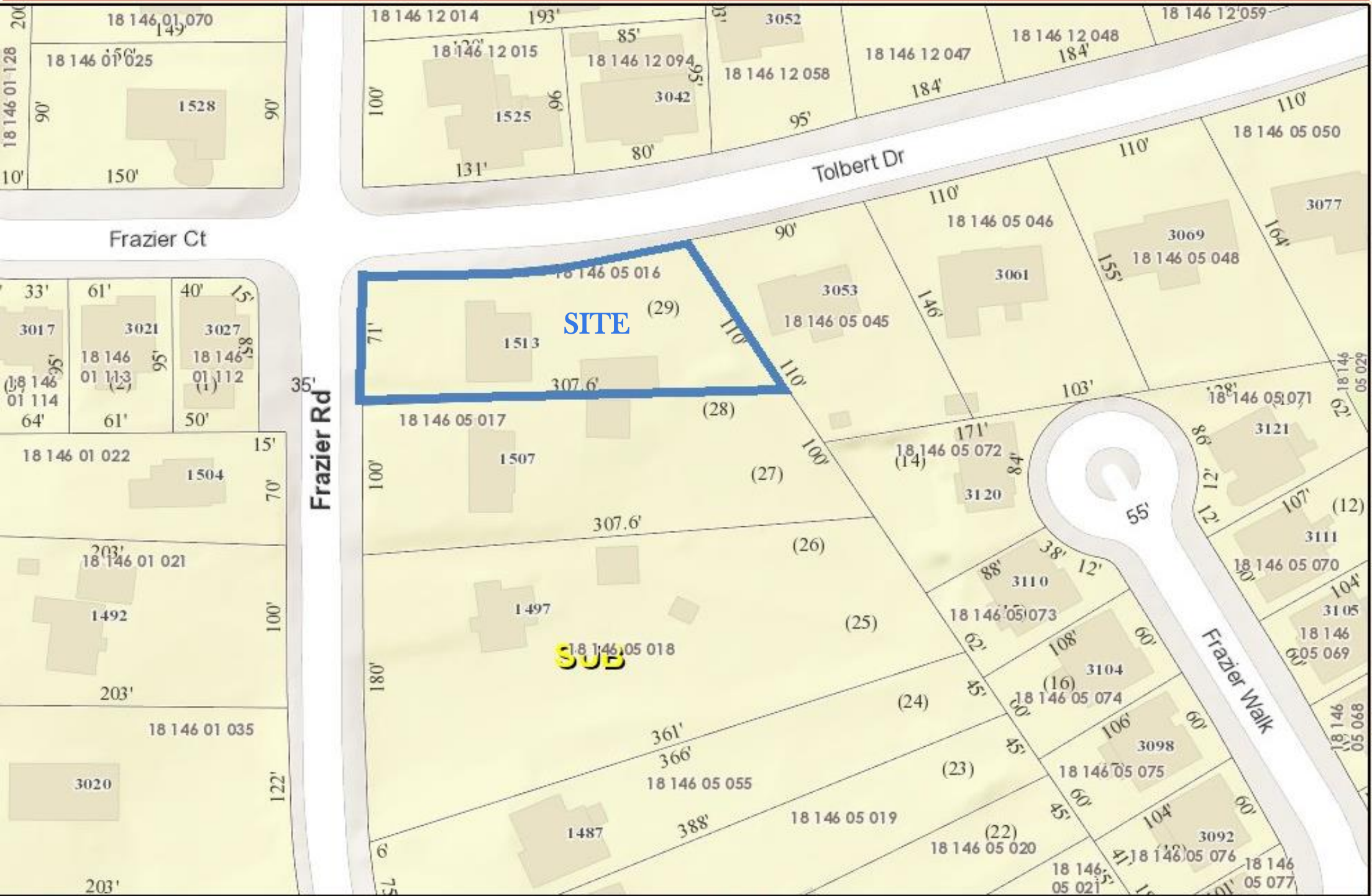


No.	Revision	Date
1		

RED R I N















Tolbert Drive Street Frontage



Frazier Road Street Frontage