



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

STAFF ANALYSIS

Case No.: SLUP-17-21707 **Agenda #:** D.1

Location/Address: The south side of Rockbridge Road and west of Hambrick Road at 4405 Rockbridge Road, Stone Mountain, Georgia. **Commission District: 4 Super District: 7**

Parcel ID: 18-041-03-006

Request: To request a Special Land Use Permit (SLUP) to allow a personal care home for up to four (4) residents on property zoned NS (Neighborhood Shopping) District in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. of the DeKalb County Code.

Property Owner: Vanessa Charles

Applicant/Agent: Vanessa Charles

Acreage: .54 Acres

Existing Land Use: Vacant Commercial Structure

Surrounding Properties: Chevron & CITGO auto fuel pumps with convenience stores; Single-Family Residences & adjacent undeveloped property

Adjacent Zoning: North & East: C-1 (Local Commercial) District
South: RSM (Small Lot Residential Mix); West: R-100 (Residential Medium Lot)

Comprehensive Plan: Commercial Revelopment Corridor (CRC) Consistent X

Proposed Square Ft.: No additional square footage proposed
Existing Square Feet: Commercial Structure: 2,171 Square Feet

Proposed Lot Coverage: No additional lot coverage proposed
Existing Lot Coverage: 47.43%

ZONING HISTORY

The subject site is a vacant commercial building (previously Barber & Beauty Salon), just slightly west of the City limits of Pine Lake in unincorporated DeKalb County. The site is zoned NS (Neighborhood Shopping) District pursuant to CZ-86076 for uses in the existing residential structure. Located on .54 acres, the site consists of a one (1) story brick house structure with a crawl space. The overall building square footage is 2,171 square feet. Access is via two (2) existing curb cuts on Rockbridge Road (a minor arterial). A concrete parking area is located in front of the building. An existing pole identification sign is located along the property frontage. The site was previously used as a beauty salon. Retail and commercial uses exist north and east of the site along Rockbridge Road. Adjacent to the site is an undeveloped parcel zoned C-1 (Local Commercial) district. Single-family residences abut site along the west and south property lines.

PROJECT ANALYSIS

Per the submitted application, a SLUP (Special Land Use Permit) is being requested to operate a personal care home for up to four (4) persons in a Neighborhood Shopping district. The DeKalb County Code defines a personal care home as follows: A building(s) in which housing, meals, personal assistance services, and twenty-four (24) hour continuous watchful oversight for adults are provided and which facility is licensed or permitted as a personal care home by the State of Georgia. The term "personal care home" shall not include a "child care institution," "transitional housing," a "rehabilitation housing facility," a "rooming house," or a "boarding house." "Personal care home" includes a "community living arrangement," which is an establishment licensed by the State of Georgia and providing a residence for adults receiving care for mental health, development disabilities, and/or addictive diseases. Per the submitted documentation, the intent is to provide residential and personal services to patients who require various forms of supervision to assure safety, humane, comfortable and supportive residential surroundings. Services to be provided include daily meals, assistance with grooming, recreational activities, and supervision of medication. The proposed personal care home on the subject site does not conflict with the underlying conditions for the Neighborhood Shopping District (NS) in the existing residential structure.

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 approximately 2,171 square foot structure on .54 acres is adequate for operation of a personal care home.

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

The proposed personal care home for four (4) persons is compatible with other single-family residences west and south of the site. There will be no outside physical changes to the existing structure or signage indicating that the use is a personal care home.

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

Given that the site is located between an existing commercial corridor and an established single-family residential neighborhood along Rockbridge Road, it appears that there are adequate public services, public facilities and utilities to serve the proposed use as a personal care home for four (4) residents.

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:

Given that Rockbridge Road is a minor arterial, Planning Staff anticipates little or no 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 two existing curb cuts on 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 personal care home for only four (4) residents 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 personal care home with six residents as a 24-hour 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.

Operating a 24-hour care personal care home for (4) four residents should not affect the adjoining single-family residences south and west of the site. The site will operate basically as a single-family residence with caregivers for four occupants.

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 NS (Neighborhood Shopping) District allows a personal care home for 4 to 6 residents 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 Commercial Redevelopment Character area, the proposed use is consistent with the following DeKalb County Comprehensive 2035 plan housing policies: Increase the availability of special needs housing to meet the growing population; and utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents.

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.

Article 5, Tables 5.2(a) & 5.2(b) stipulates that a 50 foot wide transitional buffer is required adjacent to residential zoned properties along the west and south property lines. The submitted survey depicts an existing driveway in the required buffer area. A variance from the ZBOA (Zoning Board of Appeals) is 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 personal care home 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.

Each group personal care home must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any applicable requirements in Article 6. The site can accommodate in excess of 4 parking spaces.

In order to prevent institutionalizing residential neighborhoods, no group personal care home located in the RE, R-LG, R-100, R-85, R-75, R-50, R-SM, or MR-1 zoning district may be operated within one thousand (1,000) feet of any other group personal care home. The one thousand (1,000) foot distance requirement is measured by a straight line which is the shortest distance (i.e., "as the crow flies") between the property lines of the two tracts of land on which the group personal care homes are located.

The site is zoned NS (Neighborhood Shopping) District. The distance standard is not applicable.

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 personal care homes within the immediate 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 personal care home would provide a housing need for community residents. The existing residential structure is compatible with other residences in the area. The proposed use is in harmony with comprehensive plan housing policy to increase the availability of special needs housing to meet the growing population.

COMPLIANCE WITH DISTRICT STANDARDS

Per the chart below, the single-family residence adheres to development standards of the NS (Neighborhood Shopping) District. However, recommended conditions include requirements for sidewalks, landscaping, parking lot and signage that will enhance the existing development on the site.

Section 27- 2.2.1 (Table 2.2)

STANDARD		REQUIREMENT	EXISTING	COMPLIANCE
LOT WIDTH		100 Feet	120 Feet	Yes
LOT AREA		20,000 Square Feet	23,823.27 Square Feet	Yes
YARD SETBACKS	FRONT	Min. 10 Feet/ Max 60 Ft	71.8 Feet	Existing non-conforming structure
	INTERIOR LOT - SIDE	15 Feet	>15 Feet	Yes
	SIDE CORNER LOT	N/A	N/A	N/A
	REAR	20 Feet	64.9 Feet	Yes
HEIGHT		Max. 2 story/35 Feet	<35 Feet	Yes
TRANSITIONAL BUFFER		50 Feet along residential zoned property lines	None depicted on survey.	Will require a variance.
LOT COVERAGE		Max. 80%	47.43%	Yes
PARKING Article 6 Personal Care Home Group		Max. 4 parking spaces for a single-family residence	Existing parking area in front of structure can accommodate more than 4 parked cars	Yes

STAFF RECOMMENDATION – APPROVAL WITH CONDITIONS

The proposed SLUP (Special Land Use Permit) request seeks to operate a personal care home for 4 residents in the existing residential structure. The application meets the criteria of the zoning ordinance for a personal care home for up to four (4) persons. Located on a minor arterial (Rockbridge Road), there should be little or no 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 Housing Policies: Increase the availability of special needs housing to meet the growing population; and utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of 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 personal care home for up to four (4) persons within the existing residential structure.
2. Access shall be limited to the existing curb cuts on Rockbridge Road. One curb cut shall be designated one-way-in with signage and the other curb cut designated as one-way-out.

3. No parking within 30 feet of the west property line adjacent to residential zoned property.
4. Stripe parking lot per DeKalb County Code in front of residential structure.
5. Provide a 6-foot wide sidewalk and 10-foot wide landscape strip along property frontage.
6. All refuse containers shall be screened from public view except during pick-up.
7. Replace existing signage with a ground monument style sign with a base and framework made of brick. Sign area shall not exceed 32 square feet. Sign height shall not exceed 6 feet.
8. The applicant shall secure the necessary certification for a personal care home by the State of Georgia and obtain necessary permits to include Land Disturbance Permit (LDP) and Building Permit (BP) for site improvements for a certificate of occupancy for four (4) persons from DeKalb County as required prior to obtaining a business license.
9. The Special Land Use Permit shall be issued to Vanessa Charles for operation of a personal care home 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 shall supersede previous Board approved conditions pursuant to CZ-86076.

Attachments:

1. Next Steps
2. Approved Existing Conditions CZ-86076
3. Department and Division Comments
4. Application
5. Site Plan
6. Zoning Map
7. Aerial Photograph
8. 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 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 OR JOHN REID JREID@DEKALBCOUNTYGA.GOV**

**COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING**

Case No.: SLVD-17-21707 Parcel I.D. #: 18-041, 03-006
Address: 4405 Rockbridge Road
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) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1, 000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately ___ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of ___ units per acres, and the given fact that the project site is approximately ___ acres in land area, ___ daily vehicle trip end, and ___ peak hour vehicle trip end would be generated with residential development of the parcel.

COMMENTS:

<p><i>I do not see any traffic engineering concerns at this time.</i></p>

Signature: *John Reid*

SCHOOL COMMENTS
SEPTEMBER 2017 ZONING AGENDA

From: David Yoke (Operations) [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

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: JUL 06 2017 Application No.: SLUP-17-21707

APPLICANT NAME: Vanessa Charles

Daytime Phone #: 404) 451-7725 Fax #: _____

Mailing Address: 1364 Rockbridge Road

Stone Mountain GA 30087 E-mail: Nessaiv@gmail.com

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

Daytime Phone #: 404) 451-7725 Fax #: _____

Mailing Address: 1364 Rockbridge Road, Stone Mountain

GA 30087 E-mail: Nessaiv@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 4405 Rockbridge Road
Stone Mountain, DeKalb County, GA, 30083

District(s): 18 Land Lot(s): 41 Block(s): 03 Parcel(s): 006

Acreage or Square Feet: _____ Commission District(s): 4,6+7 Existing Zoning: NS

Proposed Special Land Use (SLUP): Special land use permit

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: Vanessa Charles
(Check One)

Printed Name of Applicant: Vanessa Charles

Notary Signature and Seal: [Signature] 7/5/17



Item 8 for SLUP Checklist- LETTER OF APPLICATION

- **Proposed zoning classification**-Special Land Use Permit Classification
 - **Reason for the zoning request**- Intent for zoning request to utilize building as a personal care business; requesting a special use land permit.
 - **Existing Use of property**- The property is currently vacant with no tenant.
 - **Proposed Use of Property**- Intent to use as a personal care facility. No more than 4 Clients in the facility.
 - **Detailed Characteristics of the Proposed**- Infinity Personal Home Care offers premier extraordinary services to our residing clients. At Infinity, we provide housing, 3 square meals, along with snacks and also assist with activities associated with daily living. Tailored to each individual client, our facility provides services assistance to client but not limited to bathing, brushing teeth, coming/styling hair, toiletry, dressing, eating, housekeeping, shopping, providing transportation, scheduling, managing appointments, leisure/social/recreational activities, supervision of medication. Security and safe surroundings our residents will be offered and overseen from our top of the line companies. Infinity personal care will employ staff that meet state requirements and eludes passion to care for the residents. Infinity Personal Home Care's purpose is to provide residential and personal services to patients who require various forms of supervision to assure safety, humane and comfortable and supportive residential surroundings.
 - **Floor Area**-1,959 square ft.
 - **Height of Building**-27 ft.
 - **Number of Units**-10 Units
 - **Mix of Unit Types**-1 Kitchen, 1 Dining room, Living room, 2 full bathrooms, 4 bedrooms, and 1 Office
 - **Hours of Operations**- 24 hours
 - **Statement of Conditions agreed upon by the Applicant**- Facility is in excellent conditions; applicant is satisfied with current state of property.
-

Notice Date: Wednesday, June 21, 2017

PUBLIC NOTICE

To

Request for a Special Land Use Permit

Filed by: Vanessa Charles

Located at: 4405 Rockbridge Road

Stone Mountain, Georgia 30083

Current Use: Vacant Commercial Structure

Proposed Use: Personal Care Home, Group

Capacity: Not more than four residents

PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT BELOW LOCATION:

LOCATION: 4405 Rockbridge Road Stone Mountain, Georgia 30083

DATE & TIME: Tuesday, July 11 2017 at 7:00 PM

CONTACT INFO: Vanessa Charles at (770)-921-4458

DEPARTMENT OF PLANNING & SUSTAINABILITY

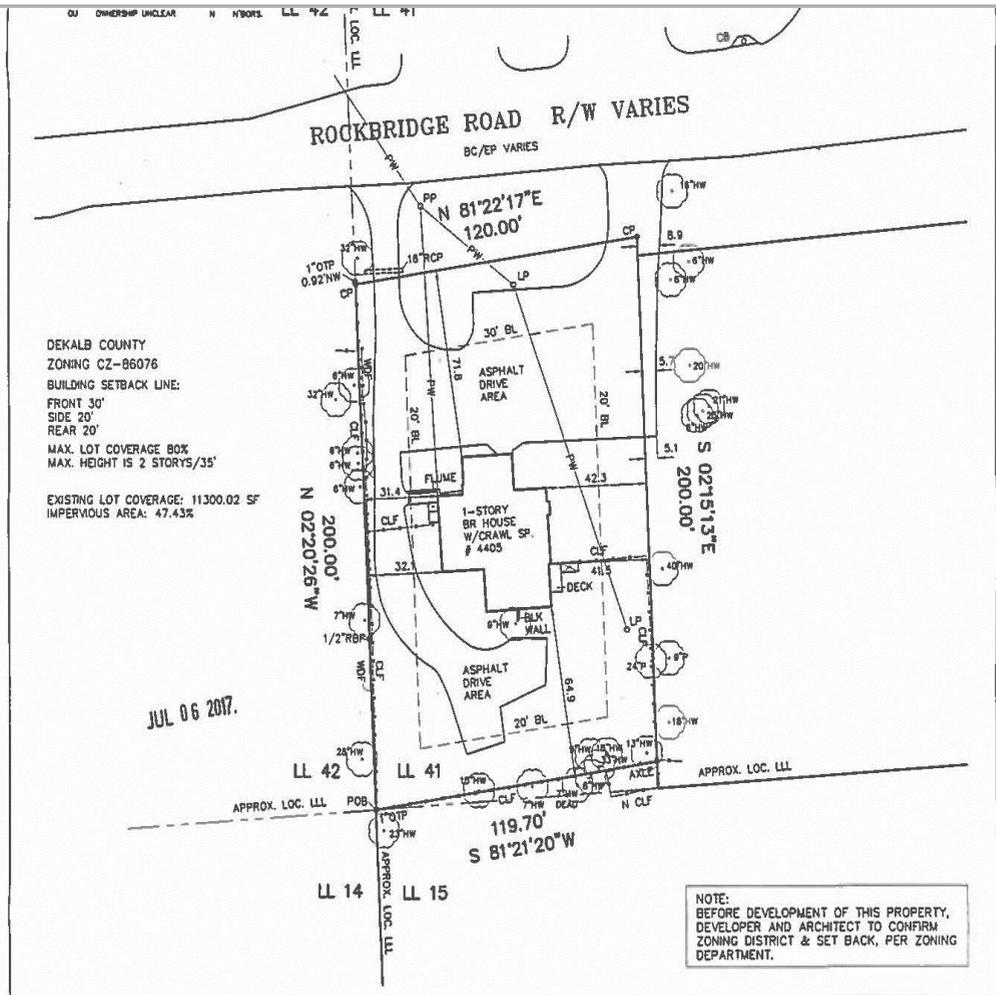
- A. Filing Fee:** \$400. Filing fees shall not be refunded at any time following the deadline for amendments.
- B. Criteria:** Sec. 27-873. Special land use permits; criteria to be applied. The following criteria shall be applied by the Department of Planning and Sustainability, the Planning Commission, and the Board of Commissioners in evaluating and deciding any application for a special land use permit. No application for a special land use permit shall be granted by the Board of Commissioners unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application:
- A. Adequacy of the size of the site for 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; *yes*
 - B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district; *yes*
 - C. Adequacy of public services, public facilities, and utilities to serve the use contemplated; *(yes)*
 - D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area; *yes*
 - 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; *NO*
 - 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; *yes*
 - 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; *NO*
 - 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; *NO*
 - 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; *NO*
 - J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located; *yes*
 - K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan; *yes*
 - 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; *yes*
 - M. Whether or not there is adequate provision of refuse and service areas; *yes*
 - N. Whether the length of time for which the special land use permit is granted should be limited in duration; *NO*
 - 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; *yes*
 - P. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; *NO*
 - Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit. *yes*
 - 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. *NO*
 - S. Whether the proposed use would result in a disproportional proliferation of that or similar uses in the subject character area. *NO*
 - 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. *NO*

C. Additional Criteria is contained in Supplemental Regulations of Zoning Ordinance: Sec. 27-874. Additional criteria for specified uses: "In addition to the criteria contained in Sec. 27-873 and Sec. 27-863 listed above, which each applicant for special land use permit is required to meet, Article IV, Supplemental Regulations of the DeKalb County Zoning Ordinance shall apply to that specific land use being applied for. No application for a Special Land Use permit for the uses specified shall be granted by the Board of Commissioners unless it is determined that all requirements contained within the zoning district in which such property is located, and the criteria contained in Section 27-873 and Article IV, Supplemental Regulations have been met."

Item 9 for SLUP Checklist- IMPACT OF THE PROPOSED ZONING MAP

Property sits 64ft away from the street. There are no objects or structures obstructing the view of the community. The property contains

- Open space and Off street parking
- Property includes all utilities and facilities for proposed use
- There is sufficient traffic capacity; the use of the property will not excessively impact the current traffic. There are 2 entry and exit way for the property.
- There are no adjoining and connecting businesses or properties to the building.
- There will be no noise, smoke, odor or dust from the property. The building will not impact the environment.
- The 24 hours of operations will not impact the community.
- The proposed plan will not impact any historical building, sites and or districts.
- The proposed unit meets the needs of the neighborhood and will be compatible with the objective of community. The objective is to care for older adults and the elderly within the community.



PROPERTY ADDRESS:
4405 ROCKBRIDGE ROAD
STONE MOUNTAIN,
GA 30083

LAND AREA:
0.547 AC
23823.27 SF

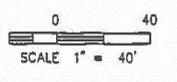
PLAT PREPARED FOR:

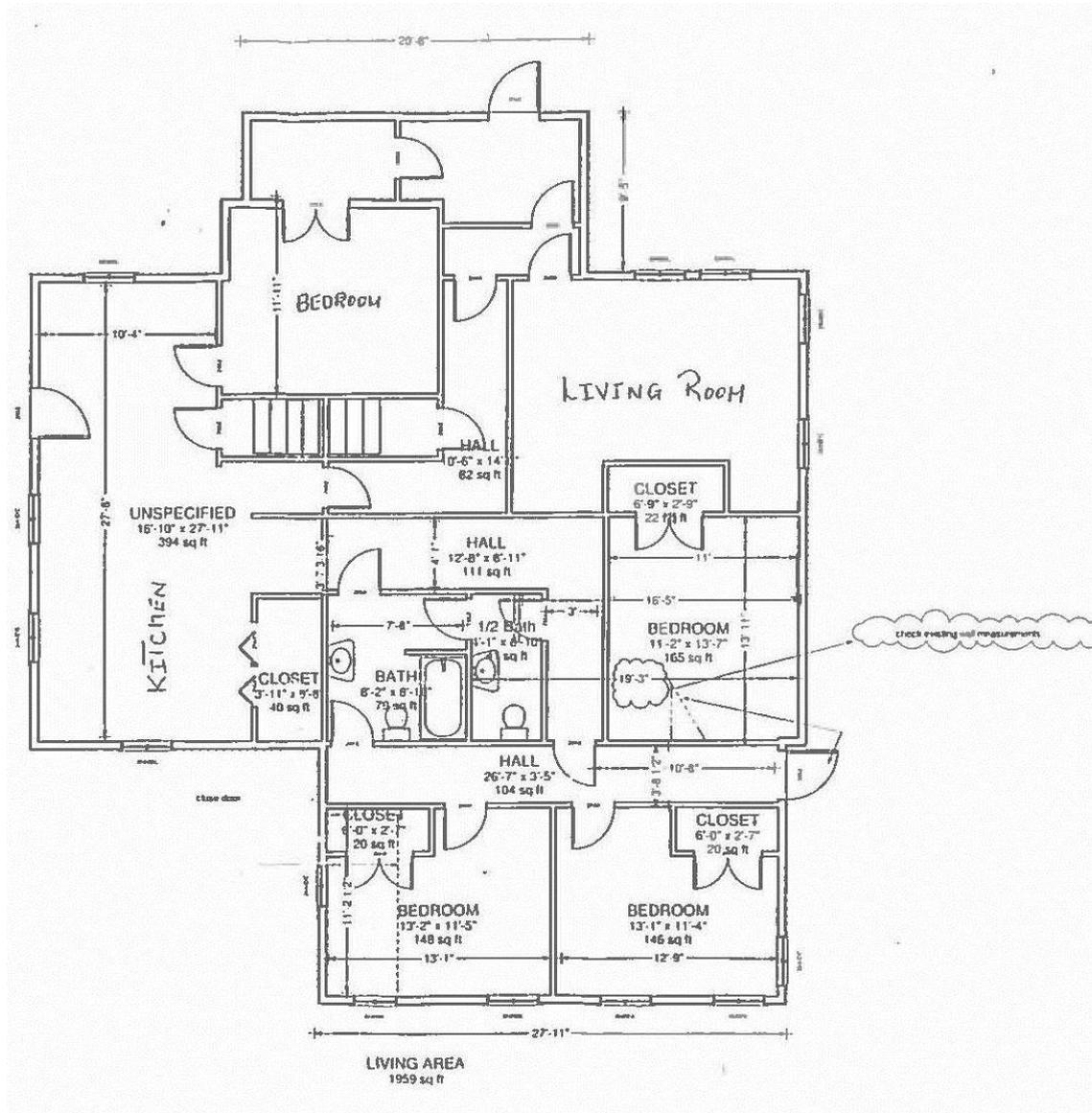
VANESSA CHARLES

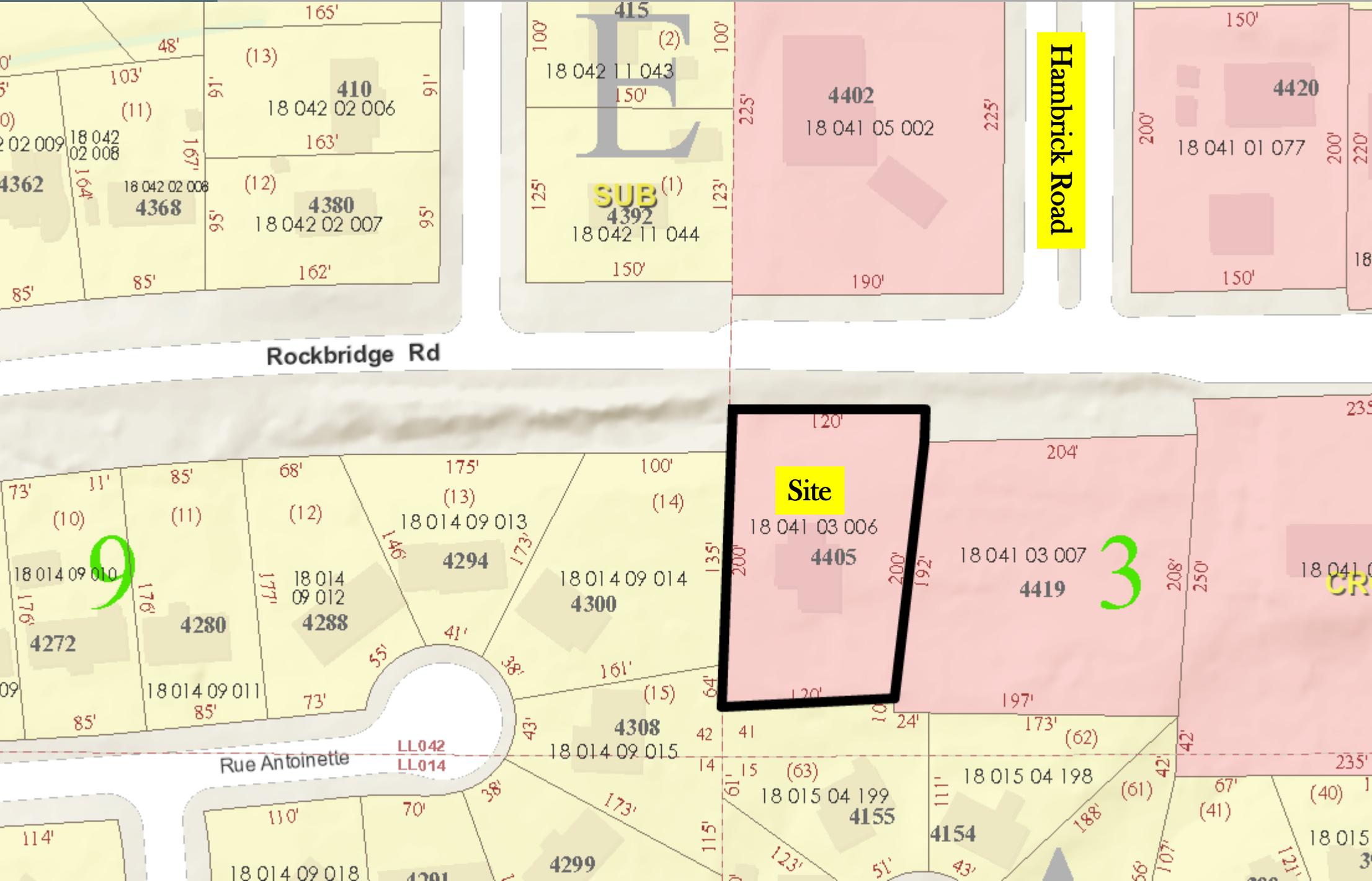
LOT	BLOCK	
SUBDIVISION	UNIT	
LAND LOT 41	18TH DISTRICT SECTION	
DEKALB COUNTY, GEORGIA		
FIELD WORK DATE JUN 28, 2017	PRINTED/SIGNED JUN 30, 2017	
PLAT BOOK	PAGE	ALL MATTERS PERTAINING
DEED BOOK 17152	PAGE 71	TO TITLE ARE EXCEPTED



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









Single Family

Chevron Gas & Convenience

Hambrick Road

CITGO Gas & Convenience

Rockbridge Road

Site

Single Family

Undeveloped

Retail



Front view of property from Rockbridge Road

