



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 500

Decatur, GA 30030

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

Planning Commission Hearing Date: January 8, 2019, 6:30 P.M.

Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1235315 **Agenda #:** N. 13

Location/Address: 3004 Kenville Lane **Commission District:** 3 **Super District:** 6

Parcel ID: 15-040-05-018

Request: A Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.

Property Owner(s): Deltonia Smith

Applicant/Agent: Michelle Williams

Acreage: .03 acre

Existing Land Use: Single-Family Residential

Surrounding Properties: Single-family residential. Adjoining properties to the north are zoned R-100 and are vacant and wooded.

Adjacent Zoning: **North:** R-100 **South:** RSM **East:** RSM **West:** RSM **Northeast:** R-100 **Northwest:** R-100
Southeast: RSM **Southwest:** RSM

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

Proposed Density: N.A. – no new construction proposed	Existing Density: N.A. – no new construction proposed
Proposed Units: N.A. – no new units proposed	Existing Units: N.A. – no new units proposed
Proposed Lot Coverage: N.A. – no change in lot coverage proposed	Existing Lot Coverage: (Estimated) 50%

Zoning History: In 1989, the Board of Commissioners rezoned the property from R-100 to R-CD pursuant to CZ-89034 (The R-CD classification was converted to RSM when the official zoning map was updated in 2015.) The zoning condition was to develop “single-family detached homes at a maximum density of four units per acre as an extension of the adjoining tract”. It does not have any bearing on this application for a Special Land Use Permit for a child day care facility.

SITE AND PROJECT ANALYSIS

Located in southwest Dekalb, the subject property is a .38-acre lot that has been developed with a two-story house. Vehicular access is provided by an 18-foot wide, 40-foot long driveway. The front yard and most of the rear yard are planted with a lawn. Mature trees are located in the rear yard, and a shed is located under the trees. The entire rear yard is approximately 2,700 square feet in size.

The property is located within a single-family residential neighborhood. Surrounding areas are single-family residential or undeveloped. According to the facilities locator operated by the Georgia Department of Early Care and Learning - Bright From the Start Program, the nearest existing child care facility is located more than one mile from the subject property.

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

LAND USE AND ZONING ANALYSIS

Section 27-7.4.6 of the DeKalb County Zoning Ordinance, "Special land use permit; criteria to be applied" states that the following criteria shall be applied in evaluating and deciding any application for a Special Land Use Permit. No application for a Special Land Use Permit shall be granted unless satisfactory provisions and arrangements have been made concerning each of the following factors, all of which are applicable to each application.

- A. Adequacy of the size of the site for the use contemplated and whether or not adequate land area is available for the proposed use including provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located:** The size of the site is adequate for operation of a day care facility for up to six children.
- B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district:** The proposed day care use for not more than six children is compatible with the surrounding neighborhood.
- C. Adequacy of public services, public facilities, and utilities to serve the contemplated use:** Based on the location of the proposed use within an established subdivision, adequate public facilities and services are available for the proposed use.
- D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic carrying capacity for the proposed use, so as not to unduly increase traffic or create congestion in the area:** Traffic that would be generated by the proposed use is not expected to cause congestion on Kenville Lane or on surrounding streets.
- E. Whether or not existing land uses located along access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic to be generated by the proposed use:** The proposed use is expected to generate traffic only from passenger vehicles, which would not adversely impact existing land uses along access routes to the site.
- F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency:** Kenville Lane is a two-way local street in good condition. As a local street, it carries low levels of traffic. It can provide safe satisfactory vehicular access to and from the subject property. Pedestrian access to the home for parents or children can be safely provided by the walkway that leads from the driveway to the front door. There is also a rear door that provides egress to the back yard. Two points of ingress and egress is sufficient to provide a means of exiting the house in an emergency. A fire

truck or ambulance could access the property from the driveway or from Kenville Lane, since the home is approximately 38 feet from the right of way.

- G. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use:** Some noise might be generated when the children are playing outside, but children typically play outdoors in single-family neighborhoods and it is not unusual to see a group of up to six children playing together in the yards of individual homes. Thus, the facility would not introduce activity into the neighborhood that would be unexpected or unreasonable.
- H. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use:** The proposed hours of operation, 6:00 A.M to 6:00 P.M., are not expected to have an adverse effect on adjoining land uses. These hours are reasonable for a day care facility whose clients are working parents.
- I. Whether or not the proposed use would create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use:** The day care facility is expected to be operated in a manner that would not have an adverse impact on adjoining land uses.
- J. Whether or not the proposed plan is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located:** Since no new platting or construction is proposed, this consideration is not applicable.
- K. Whether or not the proposed use is consistent with the policies of the comprehensive plan:** The proposed child day care facility is consistent with policies of the 2035 DeKalb County Comprehensive Plan that support the provision of convenient child care for working parents. By providing day care within a familiar neighborhood setting, they encourage children to develop a sense of place. In-home child day care facilities promote reduction of traffic congestion, consistent with Comprehensive Plan land use policies: they allow parents to drop off and pick up children by using local streets within residential neighborhoods, and may thus reduce traffic congestion on major roads during peak commuting hours. In addition, because the size, scale, and appearance of the existing single-family home will be maintained; thus, the proposed use is compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density."
- L. Whether or not the proposed plan provides for all buffers and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located:** Since no new platting or construction is proposed, this consideration is not applicable.
- M. Whether or not there is adequate provision of refuse and service areas:** Refuse will be deposited in a typical garbage can that is emptied on a regular basis by the DeKalb County Sanitation Department. This arrangement is satisfactory.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** Because the proposed day care facility appears to be appropriate at the proposed location, there is no reason to limit the duration of the Special Land Use Permit.
- O. Whether or not the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings:** Because no new buildings are proposed, this consideration is not applicable.
- P. Whether the proposed plan would adversely affect historic building sites, districts, or archaeological resources:** There are no historic building sites, districts, or archaeological resources on the subject property or in the surrounding area.

- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit:** The proposed use meets the requirements contained in the supplemental regulations for a child day care facility.
- R. Whether or not the proposed building as a result of its proposed height , would create a negative shadow impact on any adjoining lot or building:** Because no new buildings are proposed, this consideration is not applicable.
- S. Whether the proposed use would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan:** The proposed use would be consistent with the needs of the neighborhood and of the community as a whole. It would be compatible with the neighborhood, and would not be in conflict with the overall objectives of the comprehensive plan.

Sec. 7.4.7. - Additional criteria for specified uses.

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

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

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

- 2. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjoining properties so as not to adversely impact any adjoining land use:** Staff does not envision the need for screening of the driveway, even if four visitors were to park their cars in the driveway at one time. If screening of the outdoor play area is desired, the required fence could be made of solid wood. Alternatively, there is enough green space in the rear yard to plant screening such as holly or evergreens.
- 3. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility:** The driveway or street provide satisfactory and safe locations at which parents could drop off or pick up children. Kenville Lane is a quiet residential street that connects two collector streets in the heart of a single-family neighborhood. It is not a cut-through route to any major employment destinations. It is unlikely that there would be traffic congestion or hazards on the street during the times at which parents would be dropping off or picking up their children. There is no turnaround on the property; however, it appears that parents can safely back out of the driveway after dropping off or picking up their children, since Kenville Lane is a local residential street.
- 4. Whether the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district:** The day care facility will be operated in a single-family detached home.

Compliance with RSM District Standards:

RSM STANDARD	REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MAX. D.U.s/ACRE (BASE & W/BONUSES)	4 & 8 d.u.s/acre	Not applicable – no new construction proposed	Not applicable.
MIN. OPEN SPACE	Not applicable	Not applicable.	Not applicable.

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT AREA		5,000 sq. ft.	18,730 sq. ft.	Yes
MIN. LOT WIDTH		50 ft.	59 ft.	Yes
MAX. LOT COVERAGE		50%	(Estimated) 50%	Yes
YARD SETBACKS	FRONT	Min. 20 ft.	Approximately 23 ft.	Yes
	INTERIOR SIDE	3 ft. w/min. 10 ft. between bldgs.	Approximately 9.5 ft.	Yes
	SIDE – CORNER LOT	Not applicable.	Not applicable.	Not applicable.
	REAR W/O ALLEY	20 ft.	Approximately 40 ft.	Yes
	REAR W/ALLEY	Not applicable.	Not applicable.	Not applicable.
MINIMUM UNIT SIZE		1,200 sq. ft.	1,644 sq. ft.	Yes
PARKING		Min. 2 spaces; Max 4 spaces	4 spaces in driveway	Yes
QUALITY OF LIFE METRICS				
OPEN SPACE		Not applicable – no new development is proposed.	Not applicable.	Not applicable.
LINEAR FT. OF NEW SIDEWALK AND/OR TRAILS		Not applicable – no new development is proposed.	Not applicable.	Not applicable.

Supplemental Regulations.

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

- Minimum 30 square feet of indoor play area for each child: 180 square feet is required. Ms. Williams has been informed of this requirement and must show compliance before a certificate of occupancy is issued.
- Minimum size of outdoor play area: Current GA Department of Early Child Care and Learning regulations (O.C.G.A. § 20-1A-1 et seq., amended August 2013) do not establish a minimum square footage for the outdoor play area. When evaluating Special Land Use Permit applications for child day care facilities, Staff has used, as a rule of thumb, the standard of a minimum of 100 square feet for each child. There is well over 600 square feet of play area in the rear yard that could be fenced for a play area.
- Outdoor play area shall be enclosed by minimum four-foot high fence or wall: Ms. Williams has been informed of this requirement and must show compliance before a certificate of occupancy is issued.
- Ms. Williams is aware that a DeKalb County business license is required.

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

applicable zoning district. Each child day care center shall provide an adequate turnaround on the site.

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

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

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

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

According to the facilities locator operated by the Georgia Department of Early Care and Learning - Bright From The Start Program, the nearest existing child care facility is located more than one mile from the subject property.

STAFF RECOMMENDATION: APPROVAL WITH CONDITIONS.

The proposed child day care facility is consistent with policies of the 2035 DeKalb County Comprehensive Plan that support the provision of convenient child care for working parents. By providing day care within a familiar neighborhood setting, they encourage children to develop a sense of place. In-home child day care facilities promote reduction of traffic congestion, consistent with Comprehensive Plan land use policies: they allow parents to drop off and pick up children by using local streets within residential neighborhoods, and may thus reduce traffic congestion on major roads during peak commuting hours. The day care facility satisfies the considerations and supplemental regulations for a Special Land Use Permit and is expected to be operated in a manner that would not have an adverse impact on adjoining land uses. Implementation of the conditions recommended by Staff would enable the facility to meet State and County requirements and regulations. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. The Special Land Use Permit for a child day care facility for up to six children shall be granted to Michelle Williams at 3004 Kenville Lane and shall not be transferrable to another operator or location.
2. The outdoor play area shall be enclosed by minimum four-foot high fence or wall.
3. Ms. Williams shall obtain a license from the Georgia Bright From The Start Program to operate a child day care facility prior to obtaining a County business license.
4. Ms. Williams shall obtain a certificate of occupancy to operate a child day care facility through approval of a "[Commercial Alterations and Repairs] [Residential Alterations and Repairs]" building permit.
5. Ms. Williams shall obtain a County business license prior to operating the child day care facility, which license shall be renewed annually.

Attachments:

1. Department and Division Comments
2. Board of Health Comments
3. Application
4. Zoning Conditions of CZ-89034
5. Site Plan
6. Zoning Map
7. Aerial Photograph
8. Site Photographs

NEXT STEPS

Following an approval of this zoning action, one or several of the following may be required:

- **Land Disturbance Permit** *(Required for of new building construction on non-residential properties, or land disturbance/improvement such as storm water detention, paving, digging, or landscaping.)*
- **Building Permit** *(New construction or renovation of a building (interior or exterior) may require full plan submittal or other documentation. Zoning, site development, watershed and health department standards will be checked for compliance.)*
- **Certificate of Occupancy** *(Required prior to occupation of a commercial or residential space and for use of property for a business. Floor plans may be required for certain types of occupants.)*
- **Plat Approval** *(Required if any parcel is being subdivided, re-parceled, or combined. Issued “administratively”; no public hearing required.)*
- **Sketch Plat Approval** *(Required for the subdivision of property into three lots or more. Requires a public hearing by the Planning Commission.)*
- **Overlay Review** *(Required review of development and building plans for all new construction or exterior modification of building(s) located within a designated overlay district.)*
- **Historic Preservation** *(A Certificate of Appropriateness is required for any proposed changes to building exteriors or improvements to land when located within the Druid Hills or the Soapstone Geological Historic Districts. Historic Preservation Committee public hearing may be required.)*
- **Variance** *(Required to seek relief from any development standards of the Zoning Ordinance. A public hearing and action by the Board of Appeals are required for most variances.)*
- **Minor Modification** *(Required if there are any proposed minor changes to zoning conditions that were approved by the Board of Commissioners. The review is administrative if the changes are determined to be minor as described by Zoning Code.)*
- **Major Modification** *(Required submittal of a complete zoning application for a public hearing if there are any proposed major changes to zoning conditions that were approved by the Board of Commissioner for a prior rezoning.)*
- **Business License** *(Required for any business or non-residential enterprise operating in Unincorporated DeKalb County, including in-home occupations).*
- **Alcohol License** *(Required permit to sell alcohol for consumption on-site or packaged for off-site consumption. Signed and sealed distance survey is required. Background checks will be performed.)*

Each of the approvals and permits listed above requires submittal of application and supporting documents, and payment of fees. Please consult with the appropriate department/division.

N13



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 OR JOHN REID
JREID@DEKALBCOUNTYGA.GOV

COMMENTS FORM:
PUBLIC WORKS TRAFFIC ENGINEERING

Case No.: SLUP-19-1235315 Parcel I.D. #: 15-040-05; 018

Address: 3004
KENVILLE LANE
DECATUR, GA.

Adjacent Roadway (s):

(classification) (classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH 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:

<u>PLANS AND FIELD REVIEWED, NO PROBLEM THAT WOULD</u>
<u>INTERFERE WITH TRAFFIC FLOW.</u>

Signature: Jerry White

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/21/2018



N.13

SLUP-19-1235315 2018-3072 15-040-05-018

3004 KENVILLE LN, DECATUR, GA 30034

Amendment

- Please see general comments.

N.14

SLUP-19-1235320 2018-3073 MLFURMAN Commission 03 Super District: 07
15-151-05-017

2076 CANDLER RD, DECATUR, GA 30032

Amendment

- Please review general comments.

N.15

Z-19-1235327 2018-3074 04 15-219-01-007; 15-219-01-008; 15-219-01-009;
15-219-01-010; 15-219-01-011

3756 COVINGTON HWY, DECATUR, GA 30032

Amendment

- Septic installed on 08/25/1983. Review general comments.

N.16

Z-19-1242964 2018-3075 16-197-03-015

1746 PLEASANT HILL TRL, LITHONIA, GA 30058

Amendment

- Please review general comments.



12/21/2018

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Environmental Health Manager
Cc: Alan Gaines, Technical Services Manager
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk network. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No.: SLUP-19-1235315

APPLICANT NAME: Michelle Williams

Daytime Phone #: 770 882 5909 Fax #: _____

Mailing Address: 3004 Kenville Lane

Decatur, GA 30034 E-mail: williamsm216@yahoo.com

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

Daytime Phone #: 404 556 6401 Fax #: _____

Mailing Address: 3037 Kenville Lane

Decatur, GA 30034 E-mail: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 3004 Kenville Lane

Decatur GA 30034, DeKalb County, GA,

District(s): 15 Land Lot(s): 1940 Block(s): 205 Parcel(s): 4018

Acreage or Square Feet: 18,737 Commission District(s): 3:6 Existing Zoning: RSM, CZ-89034

Proposed Special Land Use (SLUP): Family Childcare Center

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: Michelle Williams

Printed Name of Applicant: Michelle Williams

Notary Signature and Seal: [Signature]



10/31/18



CLEAN HANDS CHILD CARE

INVITES YOU TO JOIN US FOR A
COMMUNITY MEETING TO DISCUSS A CHILD
CARE CENTER IN YOUR NEIGHBORHOOD ON
OCTOBER 31, 2018 @7PM LOCATED AT
3004 KENVILLE LANE DECATUR, GA. 30034



10/31/18

MEETING SIGN-IN SHEET

Project: Home Based Child Care
Facilitator: Michelle Williams

Meeting Date: 10/31/18

Location: 3004 Kenville Lane, Decatur 30034

Name	Address	Phone	E-Mail



TO: Planning and Sustainability

FROM: Michelle Williams

SUBJECT: Letter of Application

DATE: October 14, 2018

Planning and Sustainability;

I am writing this regarding receiving a zoning permit for this resident (3004 Kenville Lane Decatur, GA 30034) for a child care center in the community as required by Bright From the Start. The reason for this center is to bring forth a vision of a child care center in the neighborhood, in which this is a two-story home and the hours of operation would be from 6am to 6pm. I appreciate your time.

Respectfully,

A handwritten signature in black ink that reads "Michelle Williams". The signature is written in a cursive, flowing style.

Michelle Williams



To: Planning and Sustainability

From: Michelle Williams

Subject: Impact Analysis

Date: November 1, 2018

Planning and Sustainability:

I am writing this in regards to the impact a family childcare facility would have in my community. The property has the adequate space required along with the adequate public services, facilities and utilities. The property has the capacity to handle the traffic flow for a family childcare center. The center will not impact pedestrians and or automotive safety due to fire or any other emergency.

I should be permitted to operate this family childcare center in this neighborhood because it will not create an adverse impact upon any adjoining land use by reason of noise, smoke, odor dust or vibration generated by the proposed use nor will it create a problem due to the hours of operation.

The property is in cooperation will all the rules and regulations required by the DeKalb County Planning and Sustainability and will adhere to the rules and regulations of Bright from the Start as required and it will meet the needs of this community due to the fact that there is no family childcare center in the area.

Respectfully,



Michelle Williams



DEKALB COUNTY
BOARD OF COMMISSIONERS

ZONING AGENDA/MINUTES

MEETING DATE March 28, 1989

ITEM NO. 7.

RESOLUTION
ORDINANCE X
PROCLAMATION

Collins, and passed applicant.
REL.
ACTION
PUB. HRG. X

SUBJECT: Rezoning Application - Benchmark Investment Company

DEPARTMENT: Planning

PUBLIC HEARING: X Yes No

ATTACHMENT: X Yes No 6 pp

INFORMATION CONTACT: Mac Baggett or Charles Coleman
PHONE NUMBER: 371-2155 *CC*

PURPOSE: CZ-89034 - To consider the application of Benchmark Investment Company to rezone property located approximately 1,200' south of a point on the south side of River Road, said point being located approximately 500' west of Oakvale Road (if extended), from R-100 to R-CD (conditional). The application is conditioned on development of single family detached homes at a maximum density of four units per acre as an extension of the adjoining tract.

DISTRICT: 1. 2. X 3. 4. 5. N/A

SUBJECT PROPERTY: 15-41-1-pt. 3 (3824 Panthersville Road). The property has no frontage and contains 12.9 acres.

RECOMMENDATION(s): PLANNING DEPARTMENT: Approval as conditioned. The request for R-CD zoning is consistent with recommendations of the Comprehensive Plan and compatible with adjoining zoning.

PLANNING COMMISSION: Approval as conditioned.

COMMUNITY COUNCIL: No recommendation.

A) 5230 B) Rezoning C) River Rd.
Benchmark
524 Investment
Co.

FOR USE BY COMMISSION OFFICE/CLERK ONLY

ACTION:

MOTION was made by Commissioner Mosby, seconded by Commissioner Collins, and passed 7-0-0, to approve the application as conditioned by the Planning Department.

ADOPTED: MAR 28 '89
(DATE)

CERTIFIED: MAR 28 '89
(DATE)

Robert E. Lanier
PRESIDING OFFICER
DEKALB COUNTY BOARD OF COMMISSIONERS

David J. [Signature]
CLERK,
DEKALB COUNTY BOARD OF COMMISSIONERS

MINUTES:

	FOR	AGAINST	ABSTENTION	ABSEN
DISTRICT 1 - Jean Williams	✓	_____	_____	_____
DISTRICT 2 - Sherry Sutton	✓	_____	_____	_____
DISTRICT 3 - Nathaniel Mosby	✓	_____	_____	_____
DISTRICT 4 - Robert J.(Bob) Morris	✓	_____	_____	_____
DISTRICT 5 - John S. Fletcher, Jr.	✓	_____	_____	_____
AT-LARGE - Robert Lanier	✓	_____	_____	_____
AT-LARGE - Annie Collins	✓	_____	_____	_____





