



**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 06, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: September 25, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** 2018-2451/ Z-18-1235091      **Agenda #:** N.22

**Location/Address:** The south side of Stephenson Road, approximately 61 feet east of Vigo Drive at 1753 and 1727 Stephenson Road, Lithonia, Georgia.      **Commission District:** 4      **Super District:** 6

**Parcel ID:** 16-191-03-007 & 16-191-03-008

**Request:** To rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District to operate a transitional home for up to twelve (12) adult women.

**Property Owners:** Teen Challenge International

**Applicant/Agent:** Atlanta Dream Center

**Acreage:** 8.4 Acres

**Existing Land Use:** Single-Family Residence & Accessory Structures

**Surrounding Properties:** North & West: Single Family Detached Residences  
Further East: Childcare, Auto Fuel Station with convenience store

**Adjacent & Surrounding Zoning:** North & West: R-100 (Residential Medium-Lot) District  
East: RSM (Small Lot Residential Mix) District  
Further East: O-I (Office-Institutional) District & C-1 (Local Commercial) District

**Comprehensive Plan:** Suburban      Consistent X

<b>Proposed Square Footage:</b> None	<b>Existing:</b> 4,474 Square Feet
<b>Proposed Lot Coverage:</b> No increase in lot coverage	<b>Existing Lot Coverage:</b> <35%

**SUBJECT SITE & ZONING HISTORY**

Per the submitted survey, the site consists of two combined residential properties with a total of 8.4 acres west of the intersection of Stephenson Road (a two-lane collector) and Rock Chapel Road at 1753 and 1727 Stephenson Road. A two (2) story brick/frame house, garage and accessory structures are located on the 1753 Stephenson Road site. The site configuration is long and rectangular. Per the DeKalb County tax records, the residence consists of approximately 4,474 square feet of floor space. The adjacent residential lot at 1727 Stephenson Road is currently undeveloped and consists of mature vegetation. The rear of the site has a dry pond that spans both properties. Access is via two concrete driveways on Stephenson Road. The character of the area immediately surrounding the site consists of established single-family residences west and north of the site. The site has been zoned R-100 (Residential Medium Lot) since the adoption of the original DeKalb Zoning Code in 1955.

**PROJECT ANALYSIS**

The request is to rezone property from the R-100 (Residential Medium Lot) District to the C-1 (Local Commercial) District to utilize the existing single-family residence and accessory as a transitional housing facility for twelve (12) adult women. The facility would operate in the existing residence and utilize the additional buildings as office space, storage, a prayer chapel, and potentially fitness and arts/crafts spaces. There would be no changes to the site. Per the DeKalb County tax records, the 4,475 square foot residence has 4 bedrooms and 3.5 bathrooms that could be utilized to accommodate the twelve women. Per the submitted Letter-of-Intent, residents would receive housing and care for an average of 2-4 weeks and then placed into long-term residential programs. The transitional home would be staffed 24 hours per day, providing classes, meals, case management, health evaluations and community activities. Currently, there are no plans to expand the development on the site.

**COMPLIANCE WITH DISTRICT STANDARDS**

The site must comply with minimum development standards of the C-1 (Local Commercial) District per Table 2.2 of the DeKalb County Zoning Ordinance. Per the chart below, it appears that a variance may be required for the transitional buffer adjacent to residential zoned property lines.

<b>STANDARD</b>	<b>REQUIREMENT</b>	<b>EXISTING</b>	<b>COMPLIANCE</b>
LOT WIDTH (C-1)	A minimum 100 feet of lot width on a public street frontage	Approximately 449 feet of frontage along Stephenson Road.	Yes
LOT AREA (C-1)	20,000 Square Feet	365,251 square feet	Yes
FRONT BUILDING SETBACK	Minimum 50 Feet for Suburban Character Areas on collector streets	Per submitted survey, it appears building setback is greater than 50 feet	Yes

TRANS. BUFFERS Table 5.2(a)	50 feet adjacent to Residential zoned districts.	Submitted survey does not depict required 50-foot transitional buffer	If approved, must comply with buffer requirements or seek variance from ZBOA
HEIGHT	2 stories/35 feet	2 stories	Yes
PARKING Article 6	Minimum 1 space per 4 beds = 3 spaces required.	It appears from the site survey that sufficient land is available to accommodate required parking.	Yes

**ZONING ANALYSIS**

The requested C-1 (Local Commercial) District would allow a transitional housing facility as a permitted use on the site. The proposed C-1 zoning district designation on the site would not alter the residential appearance of properties along Stephenson Road. If the rezoning to the C-1 District is approved, the use will be conditioned to a transitional facility for 12 adult women in the existing residential and accessory structures on the site. The operator of the facility would be the Atlanta Dream Center. The use would not be transferable to any other user. Any other request for a commercial use on the site would require another rezoning application and go through the public hearing process for a decision by the Board of Commissioners. The approval of the C-1 district on the subject site for the transitional facility only will not affect the existing use or usability of adjacent or nearby residential properties.

**Chapter 27-Article 7.3.5. Standards and factors governing review of proposed amendments to the Official Zoning Map. The following standards and factors are found to be relevant to the exercise of the county's zoning powers and shall govern the review of all proposed amendments to the Official Zoning Map:**

**A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan.**

Located within a Suburban Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1(Local Commercial) District for a transitional housing facility is consistent with the following Housing Special Needs Plan Policy: Increase the availability of special needs housing to meet the growing population.

**B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property or properties.**

The rezoning request for C-1 (Local Commercial) District to allow a transitional housing facility in the existing single-family residence and accessory structures is suitable in view of adjacent and nearby residences in the area. There are no proposed exterior changes to the residence or accessory structures. The use will have little or no impact on traffic along Stephenson Road.

**C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.**

The site may have a reasonable economic use as currently zoned R-100 (Residential Medium Lot) District.

**D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property or properties.**

The approval of the C-1 district on the subject site for the transitional facility only will not affect the existing use or usability of adjacent or nearby properties. The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, vibration or manner of operation.

**E. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The proposed use will operate in a similar manner as a residence. Given that Stephenson Road is a two-lane collector, the use will have little or no impact on traffic along Stephenson Road.

**F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources.**

The proposed rezoning request should not have an adverse effect on historic buildings, sites, districts, or archaeological resources.

**G. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The site is located on a two-lane collector (Stephenson Road). The proposed transitional home for 12 adult women should not cause an excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools.

**H. Whether the zoning proposal adversely impacts the environment or surrounding natural resources.**

The rezoning proposal to the C-1 district should not adversely impact the environment or surrounding natural resources.

**Staff Recommendation: APPROVAL WITH CONDITIONS**

The applicant is requesting to rezone the property from the R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District to operate a transitional home for up to twelve (12) adult women. Located within a Suburban Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1 (Local Commercial) District for a transitional housing facility is consistent with the following Housing Special Needs Plan Policy: Increase the availability of special needs housing to meet the growing population. The approval of the C-1 district on the subject site for the transitional facility only will not affect the existing use or usability of adjacent or nearby properties. The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, vibration or manner of operation. Given that Stephenson Road is a two-lane collector, the proposed transitional home for 12 adult women should not cause an excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools. Therefore, the Department of Planning and Sustainability recommends **“APPROVAL”** of the rezoning request to C-1 (Local Commercial) District subject to the following conditions for consideration:

1. Limit site to a transitional facility for 12 adult women in the existing residential structures on the site. The transitional facility is to be operated by only the Atlanta Dream Center and is not transferrable to another operator.
2. The number of access points on Stephenson Road are subject to approval by the Transportation Division of the Department of Public Works.
3. Provide road improvements (such as deceleration lanes, bike paths or a multipurpose lane) as may be required, approved or waived by the Transportation Division of the Department of Public Works.
4. The approval of this rezoning 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.

**Attachments:**

1. Department and Division Comments
2. Application
3. Site Plan
4. Zoning Map & Land Use Map
5. Aerial Photograph/Site Photographs

## NEXT STEPS

*Following an approval of this request, 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.**

## SEPTEMBER 2018 REZONING AGENDA – TRANSPORTATION COMMENTS

N1. Lawrenceville Hwy is a major arterial on a state route. Dedicate right of way at least 50 from centerline. Install sidewalks along property frontage (ensure sidewalks are within right of way). GDOT review and permits required. Street lights required 1 foot behind sidewalks on right of way.

N2. Clairmont Road is a major arterial on a state route. Dedicate right of way at least 50 from centerline. GDOT review and permits required.

N3. Briarcliff Road is a minor arterial and state route. GDOT review and permits required. No access allowed onto Briarcliff Road.

N4. No Comments.

N5. No Comments.

N6. No Comments.

N7. No Comments.

N8 & N9. Columbia Drive is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. As shown in the application, interior roads must be private.

N10. Candler Road is a major arterial and a state route. GDOT review and permits required. Kelly Lake Road is a local road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Right of way dedication of 50 from centerline on Candler Road, 6-foot sidewalks. Right of way dedication on Kelly Lake Road 27.5 feet from centerline, 5-foot sidewalks. Extend sidewalks along Kelly Lake Road within existing right of way to Candler Road. Street Lights required on back of sidewalk within right of way along both frontages. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect.)

N11. Treadway Road is classified local. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) Public local roads require a 27.5 foot right of way from the centerline (for a total of 55 feet), 5-foot sidewalks, 5-foot landscape strip and street lights within the right of way. The right of way width show on the application does not seem to meet the 55 feet for the interior streets. Cul-de-sac appears to be substandard also. These will need to be corrected prior to permitting and will impact storm detention, setbacks, etc.

N12. McClendon is a collector street. Allow only one standard size commercial curb cut on McClendon Dr. Install sidewalks along property frontage. Street lights required behind sidewalk within right of way at permitting.

N13. Memorial Drive is a major arterial and a state route. GDOT review and permits required.

N14. Memorial Drive is a major arterial and a state route. GDOT review and permits required. Eliminate a curb cut on 6158 and restore streetscape.

N15. Snapfinger Road is a major arterial. Site limited to right in/right out access point.

N16. Rockbridge Road is a minor arterial. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 40 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Construct sidewalks along Rockbridge Road to Allgood Circle within right of way. Limited to one access point onto Rockbridge Road.

N17. Bermuda Road is a collector road. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.) 35 feet right of way dedication from centerline. 6-foot sidewalks, 4-foot bike lanes. Street lights behind the sidewalk within right of way. Add roundabout at the intersection of Stewart Mill Road and Bermuda Road. Gordon Burkett at Keep DeKalb Beautiful is working on the concept for this project. Add sidewalks and street lights along Bermuda Road (within right of way) to the intersection of Stewart Mill Road. Complete all requirements of GRTA's notice of decision that are within DeKalb County. Design to restrict truck movements from using Stewart Mill Road to get to Rockbridge Road.

N18. Norris Lake is a collector road. Pleasant Hill is a minor arterial. Pleasant Hill Way is a local road. Pleasant Hill Way appears to be public in some areas where the development is proposed. I assume they are planning a right of way abandonment. Provide ped/bike access from the neighborhood into the park, as approved by the Parks and Recreation Department. Frontage on Pleasant Hill Way must be improved to Code also. 339 lots requires a traffic study be completed prior to zoning. Traffic study should include the access points and the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Left turn lane required on Pleasant Hill Road. Add sidewalks along frontage of Norris Lake Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Add sidewalks along frontage of Pleasant Hill Road and extend to the intersection of Norris Lake Road/Humphries at Pleasant Hill Road. Consider moving the roundabout to Pleasant Hill Road. **Request deferral until the study is received.** Norris Lake requires right of way dedication of 35' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Road requires right of way dedication of 40' from centerline, 6-foot sidewalks, 4-foot bike lanes and street lights on back of curb within the proposed right of way. Pleasant Hill Way right of way dedication of 27.5' from centerline, 12-foot travel lane on the development side from centerline, 5 foot sidewalks and street light on back of curb within the proposed right of way.

N19. No Comments.



N20 & N21. Rock Chapel Road is a major arterial and state route. GDOT review and permits required at permitting. See Section 5.4.3 of the Zoning Code for required improvements and Section 14-190 of the Land Development Code for required infrastructure improvements at time of permit. (The Zoning Code trumps the Land Development Code- but when the Zoning Code is silent, the Land Development Code takes effect. Overlay Districts trump both of the above.)

N22. S. Stone Mountain Lithonia Road is a minor arterial. Add sidewalks and street lights behind sidewalks and within right of way along property frontage and dedicate 40 feet of right of way from centerline.

N23. Stephenson Road is a collector road. Dedicate 35 feet of right of way from centerline, add sidewalks and street lights behind sidewalks and within right of way.

N24. Briarcliff Road is a minor arterial and a state route. GDOT has already permitted the right in only driveway. The right-out driveway was probably not allowed due to restricted sight distance when exiting due to the curve (trying to verify with GDOT). No other comments.



## 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 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, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. The site is not indicated as a stormwater hotspot.

- **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. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations.

- **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 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.: 2018-24517-18-123,099 Parcel I.D. #: 116-191, 03-007  
1753 + 1707 Stephenson Road  
Lithonia, 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 _____

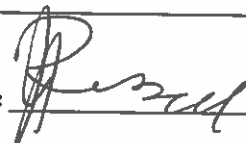
Please provide additional information relating to the following statement.

According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7<sup>TH</sup> Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the \_\_\_\_\_ square foot place of worship building would generate \_\_\_\_\_ vehicle trip ends, with approximately \_\_\_\_\_ peak hour vehicle trip ends.

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

**COMMENTS:**

No traffic engineering concerns at this time.

Signature: 



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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Rezoning Application to Amend the Official Zoning Map of DeKalb County, Georgia

KH

Date Received: 7/5/18 Application No: 1235091

Applicant Name: Atlanta Dream Center

Applicant E-Mail Address: Jeff@atlDreamcenter.com

Applicant Mailing Address: P.O. Box 54537  
Atlanta, GA 30308

Applicant Daytime Phone: (404) 817-3502 Fax: mel@outofdarkness.org

DE: applicahmiks contact : Mel Mayer (cell) 404.974.3126

Owner Name: Teen Challenge International (Tim Newbon, rep.)  
If more than one owner, attach list of owners.

Owner Mailing Address: P.O. Box 17969 Atlanta, GA 30316

Owner Daytime Phone: (770) 862-0389

Address of Subject Property: 1753 Stephenson Rd. / 1727 Stephenson Rd.  
Lithonia, GA 30058

Parcel ID#: 16-191-03-007 16-191-03-008 (MA) 715

Acreage: 8.4 total acreage Commission District: 5

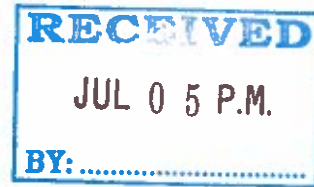
Present Zoning District(s): R, R100

Proposed Zoning District: District 5, C100 C-1 (MA) 715

Present Land Use Designation: residential, single family

Proposed Land Use Designation (if applicable): commercial, transitional home for women

Notice Date: Friday, June 8, 2018



# Public Notice

## To Request to Rezone

Filed by: Jeff Shaw / Atlanta Dream Center

Located at: 652 Angier Ave. Atlanta, GA 30308

Project Site:

1753 Stephenson Road, Lithonia (5.1 acres with home and structures)

1727 Stephenson Road, Lithonia (adjoining 3.3 acres)

**Current Use** - Addiction Recovery Program

**Proposed Use** - Transitional Home for Women

**Capacity** - 12 residents

**PRE-SUBMITTAL COMMUNITY MEETING TO TAKE PLACE AT:**

*Excellent Montessori School*

**Location:** 1828 Stephenson Rd. Lithonia, GA 30058

**Date & Time:** Monday, June 25, 2018 @ 7pm





**ATLANTA DREAM CENTER**  
**OUT OF DARKNESS | IAM | METRO KIDZ**

P.O. BOX 54537  
ATLANTA, GA 30308

PHONE: 404-817-3502  
FAX: 404-817-3501

ATLDREAMCENTER  
@ATLDREAMCENTER  
ATLDREAMCENTER.COM



Dekalb County Office of Planning and Sustainability  
Clark Harrison Building  
330 W. Ponce de Leon Ave.  
Decatur, GA 30030  
Re: Letter of Application

July 3, 2018

To Whom It May Concern;

Atlanta Dream Center, Inc. is applying for Rezoning approval as required by Dekalb Department of Planning and Sustainability, requesting the zoning to be changed from its current classification of R100 (Residential) to C-1 (Commercial). Although the property is not currently zoned accordingly, the current owner (Teen Challenge International) had used the property for an addiction recovery program for men. Atlanta Dream Center proposes to operate a transitional home for adult women, in which up to 12 women can receive housing and care for an average of 2-4 weeks, and then be placed into long-term residential programs.

Atlanta Dream Center, Inc. has been operating transitional homes for women since 2011 in the Greater Atlanta Area. The transitional home is staffed 24 hours per day, providing classes, meals, case management, health evaluations and community activities. The organization intends to operate in the existing home on the property and will utilize the additional buildings as office space, storage, a prayer chapel, and potentially fitness and arts/crafts spaces. There are no plans for further development of the property at this time.

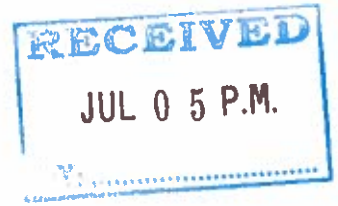
Atlanta Dream Center, Inc. attempted to host a pre-submittal community meeting at Excellent Montessori School on Monday, June 25th, 2018. The appropriate neighbors were informed in writing - no community members were in attendance, therefore no conditions were discussed with community members.

Thank you for your consideration.

Sincerely,

Jeff Shaw  
Executive Director  
Atlanta Dream Center





Impact Analysis

**A. Is the zoning proposal in conformity with the policy and intent of the Comprehensive Plan?**

Yes. Part of the intent of the DeKalb County Comprehensive Plan is to foster diversity, provide housing for underserved populations, and promote community engagement. The proposed use of the property as a transitional home for women will guarantee that those among DeKalb's most vulnerable populations are not overlooked as the County continues to grow and thrive. The transitional home will provide an opportunity for interested community members to volunteer their time and come together around a unified purpose.

**B. Will the zoning proposal permit a use that is suitable in view of the use and development of adjacent and nearby properties?**

Yes. The region where the property is located is primarily single family residential. The proposed use for the property is to provide short-term housing to women in transition. So at the core, the proposed use is still housing and the property wouldn't change in any ways to make it inconsistent with housing in the area.

**C. Does the property to be affected by the zoning proposal have a reasonable economic use as currently zoned?**

Yes. The property is currently zoned as single family residential.

**D. Will the zoning proposal adversely affect the exiting use or usability of adjacent or nearby properties?**

No. Rezoning the property will not have any adverse effects on the surrounding area or properties. It is important to note that no new construction or modifications of the property are being considered.

**E. Are there other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal?**

The only plans to develop the property are renovations to enhance the appearance, safety, and functionality of existing structures on the property. These will only serve to increase the overall value of the surrounding areas and properties.

**F. Will the zoning proposal adversely affect historic buildings, sites, districts, or archaeological resources?**

The applicant has no knowledge of the proposed use having any effect on historic buildings, sites, districts, or archaeological resources. The applicant does not see any impact of the proposed use on the Lithonia Historic District, as the proposed property is about 5 miles away from the District.

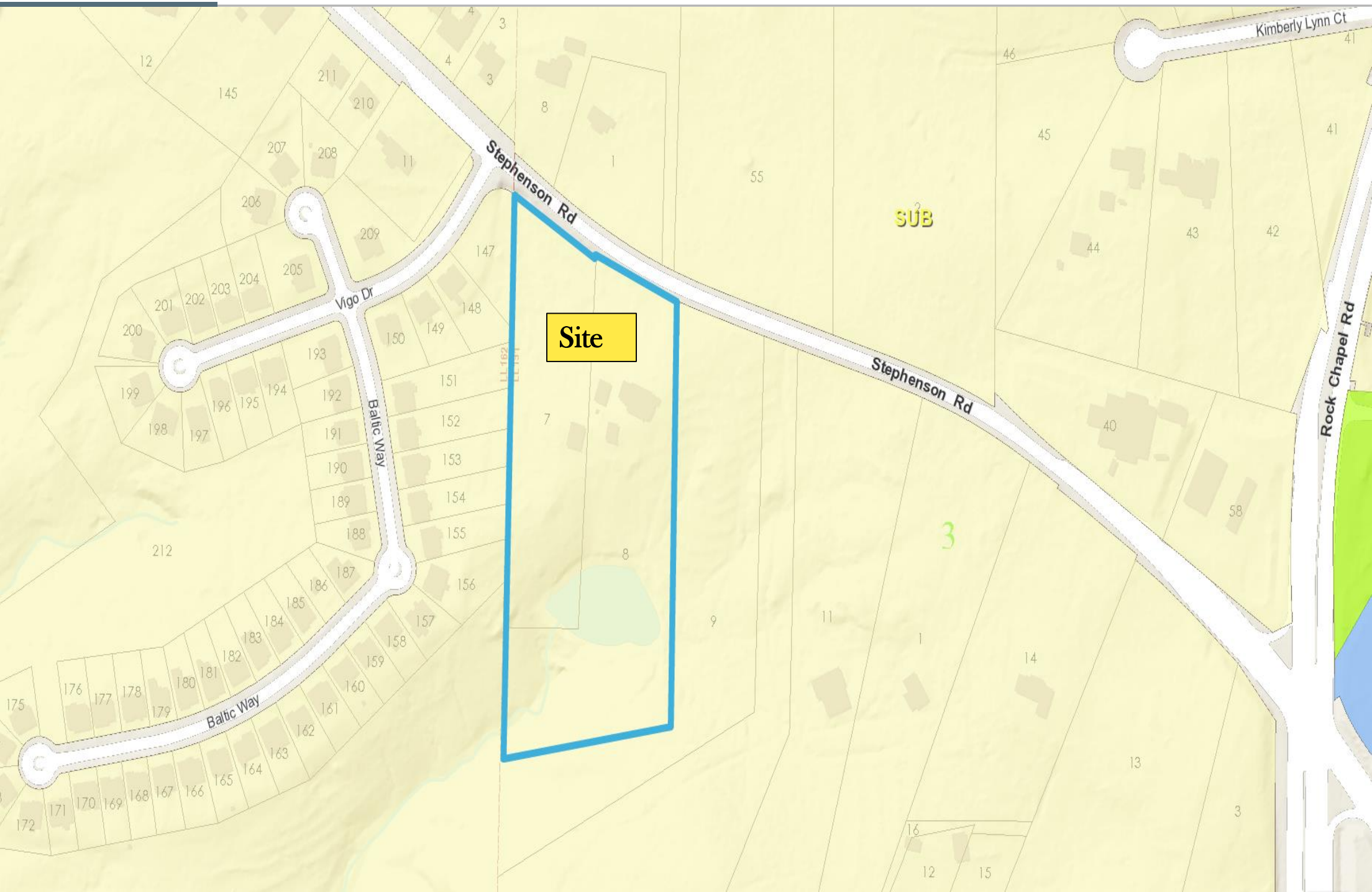
**G. Will the zoning proposal result in a use which will or could cause excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?**

No. The proposed use will not increase street traffic, usage of transportation facilities, utilities beyond customary usage, and will not have any impact on local schools.

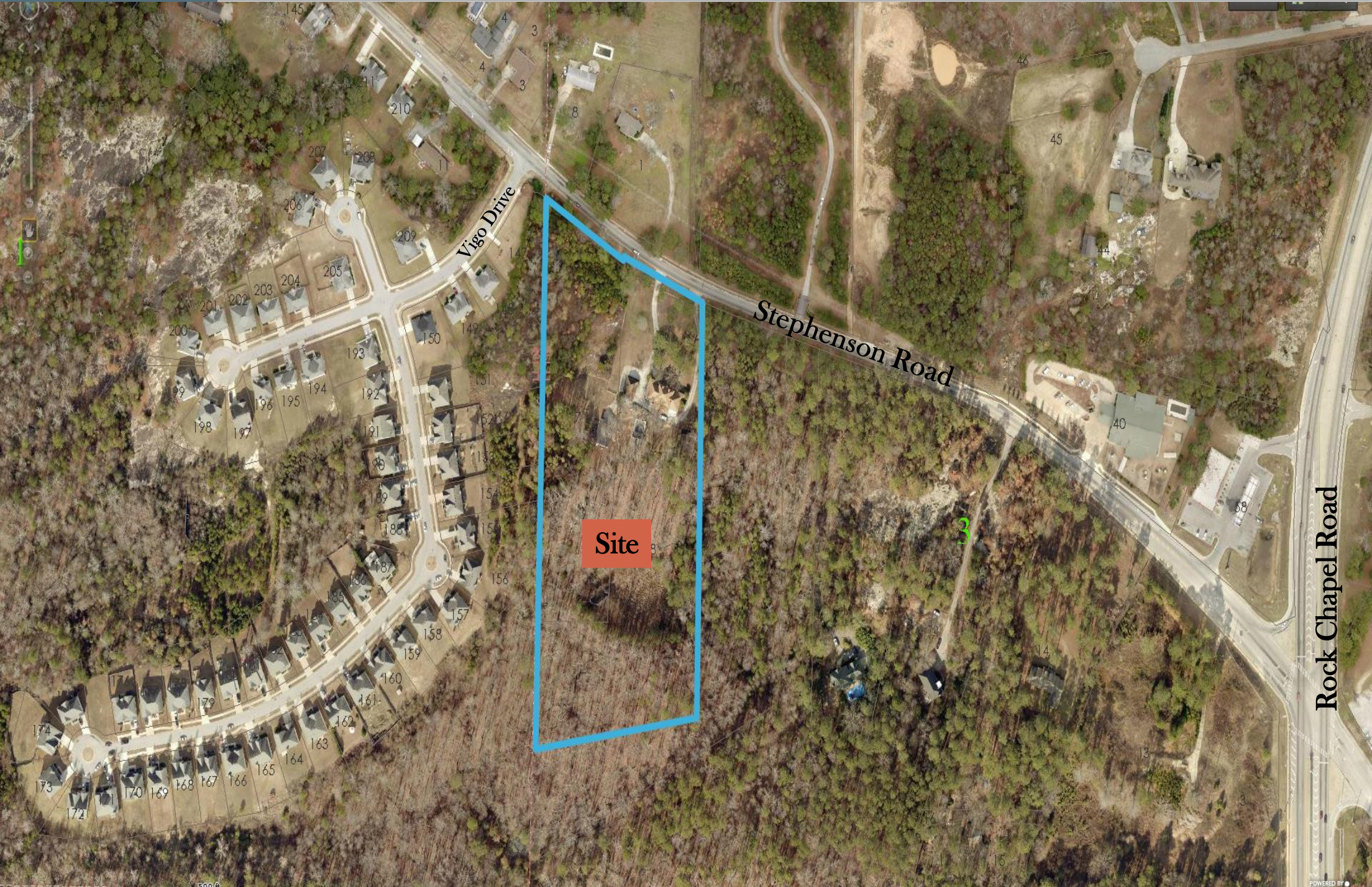












Site

Vigo Drive

Stephenson Road

Rock Chapel Road

3





↑  
1753 Stephenson Road

1727 Stephenson Road

