



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: May 4, 2021, 5:30 P.M.

Board of Commissioners Hearing Date: May 27, 2020, 5:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-21-1244670 **Agenda #:** N. 4

Location/Address: 2902 Cedar Trace Drive **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-041-01-152

Request: A Special Land Use Permit for a 24-hour in-home day care facility for up to six children.

Property Owner: Willie Stewart

Applicant/Agent: Erica Stewart

Acreage: .37 acres

Existing Land Use: A single-family residence.

Surrounding Properties: To the northwest, north, southwest, and west (zoned RSM (Residential Small Lot Mix)): single-family residential; to the northeast, east, and southeast (zoned RSM (Residential Small Lot Mix)): vacant and wooded.

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Units: Not applicable.	Existing Units: One.
Proposed Lot Coverage: Not applicable.	Existing Lot Coverage: (Estimated) 15%

PROJECT HISTORY:

In May 2019, the Board of Commissioners approved a special land use permit for applicant Erica Stewart, pursuant to SLUP-19-1243155 for an in-home child day care facility. The proposal was to operate the facility, subject to certain conditions, 24 hours a day so that parents who work the night shift or otherwise have need of overnight child care could find such a service in a residential setting. SLUP-19-1243155 was conditioned on a year’s duration so that there could be a test period for operation of the facility. Ms. Stewart did not operate the facility after approval and sought approval again pursuant to SLUP-20-1243861; the Board of Commissioners approved it in May 2020 for a one-year duration.

SITE AND PROJECT ANALYSIS

The subject property is a 0.38-acre (16,553 square foot) lot that has been developed with a 1,354 square foot house. The house has a front entrance that faces Cedar Trace Drive and a rear door that provides egress to the back yard. Pedestrian access to the house is provided by the walkway that leads from the driveway to the front door. Vehicular access and parking are provided by a 20-foot wide, 36-foot long driveway and a two-car garage. Approximately half of the back yard is lawn; the remainder is wooded. The adjoining property to the northeast (2898 Cedar Trace Drive) has a wooden privacy fence along the property line that it shares with the subject property.

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

The applicant, Erica Stewart, proposed to operate an in-home child day care facility for up to six children. The proposal is to care for children in a day shift and a night shift. The night shift would be for children of parents who work at night. The day shift is proposed to be from 6:00 A.M. to 6:00 P.M. and the night shift would be from 6:00 P.M. to 6:00 A.M. Ms. Stewart would be responsible for child care during the day shift, and her father, Willie Stewart (or an alternate adult if needed) would be responsible for child care during the night shift. During the day shift, when Ms. Stewart’s own three children would be at school, Ms. Stewart would provide child care services for up to six of her clients’ children. During the night shift, when Ms. Stewart’s own children would be at home, she would provide child care services for up to three of her clients’ children. On a school holiday that falls on a weekday, Ms. Stewart understands that she must make arrangements so that she is not providing day care services to more than six children at a time.

Ms. Stewart has explained that providing child care during a night shift will enable parents who work overnight to obtain child care. Such overnight workers include medical/emergency personnel, fire fighters, police/security personnel, hospitality and entertainment industry workers, resident chaplains and counselors, transportation workers, and night shift factory workers. The children who are cared for overnight are not expected to cause any unusual impacts on neighboring properties because they would be sleeping during most of the night shift.

LAND USE AND ZONING ANALYSIS

Section 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 provision of required yards. There appears to be ample area in the rear yard for children to play, including play that involves running and other physically challenging activity. The driveway is wide and long enough to accommodate up to four passenger vehicles at a time; in combination with street parking is expected to adequately accommodate visitors and clients.
- 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 residential character of the surrounding neighborhood. It would be consistent with the use of a typical residential property that is occupied by a family with children. To mitigate unexpected adverse impacts, Staff has recommended conditions for the duration of the permit, hours of operation, and fencing of the outdoor play area.
- 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 appear to be 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:** The number of trips that are expected to be generated by a facility with a maximum of six children at a time are not expected to cause congestion on Cedar Chase Drive 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:** The Department of Public Works Transportation Division has commented that the proposed child care facility would not interfere with traffic flow. Two points of ingress and egress appear to be 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 Cedar Trace Drive, since the house is approximately 24 feet from the right-of-way and there are no structures or other obstructions between the right-of-way and the house. In the event of a fire, the fire fighters could use the water supply provided by the fire hydrant located in front of the house.
- 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 child care operation is not expected to have an adverse effect on adjoining land uses.
- 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 24-hour nature of the proposed child care facility means that the facility would accept some children for overnight stays. However, the children who are cared for overnight are not expected to cause any unusual impacts on neighboring properties because they would be sleeping during most of the night-time shift.
- 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:** There is nothing in the application to indicate that operation of the day care facility would 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:** Because 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 proposal is consistent with the policies of the *2035 Comprehensive Plan* that support the provision of convenient childcare for working parents. By providing day care within a residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the home on the subject property would not be changed, the proposed use is compatible with Suburban Character Policy No. 1 of the Comprehensive Plan, which states: "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:** Because 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:** The application explains that refuse will be deposited in a typical garbage can that is emptied on a regular basis by the DeKalb County Sanitation Department.
- N. Whether the length of time for which the special land use permit is granted should be limited in duration:** To test the suitability of night-time care for children at the subject location, Staff recommends that the special land use permit be granted for a period of one year, just as the for the 2020 SLUP.
- 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:** No historic buildings, sites, districts, or archaeological resources are located on the 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 would meet or exceed the requirements contained in the supplemental regulations of the zoning ordinance 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 child day care facility meets the standard to be located more than 1,000 feet from any other child day care facility. The standard was established to help distribute child day care facilities throughout DeKalb County to meet the needs of the various communities within the County. Moreover, the provision of child care in two shifts allows the facility to meet the needs of parents who work overnight; needs that don't appear to be addressed by conventional child care facilities that provide care only during the day.

Compliance with District Standards:

RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
MIN. LOT AREA		5,000 square feet	.38 acre (16,553 square feet)	Yes
MIN. LOT WIDTH		50 feet	65 feet	Yes
MAX. LOT COVERAGE		50%	Not applicable; no additional lot coverage proposed.	N.A.
BUILDING SETBACKS	FRONT	Local street, Suburban character area: 20 feet	24 feet	Yes
	INTERIOR SIDE	3 ft. w/min. 10 feet between buildings	Side setbacks: approx.. 6.5 feet. Distance to houses on adjoining properties: approx.. 13 – 15 feet.	Yes
	REAR W/O ALLEY	20 feet	Approx. 95 feet	Yes
	REAR W/ALLEY	10 feet		
RSM STANDARD		REQUIRED/ALLOWED	PROVIDED/PROPOSED	COMPLIANCE
PARKING		Min. 2 spaces; max. 4 spaces	Two spaces in the garage and up to four spaces in the driveway	Parking appears to be legally nonconforming.

SUPPLEMENTAL REGULATIONS

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:

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. It is not likely that four parents would drop off children simultaneously.

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.

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. Cedar Trace 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 Cedar Trace Lane is a local residential street.

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.

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 childcare for working parents. By providing day care within a residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the existing single-family home will be maintained, the proposed use is compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan, which states: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." 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. It appears that parents would be able to safely drop off and pick up their children because Cedar Trace Drive, a local street that terminates in a cul-de-sac, carries relatively low amounts of traffic. Emergency ingress and egress appear to be sufficient. By providing child care in a day shift and a night shift, the proposal would enable parents who work overnight to obtain child care. Such overnight workers include health care/medical emergency personnel, fire fighters, police/security personnel, hospitality and entertainment industry workers, resident chaplains and counselors, transportation workers, and night-shift factory workers. The children who are cared for overnight are not expected to cause any unusual impacts on neighboring properties because they would be sleeping during most of the night-time shift. The children might make noise while playing outside, but there is enough space between the home on the subject property and the homes on the adjoining properties to provide a reasonable buffer against noise and activity. Children regularly 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. Therefore, the Department of Planning and Sustainability recommends "Approval" with the following conditions:

1. A Special Land Use Permit for a child day care facility shall be granted to Erica Stewart for a period of one year and shall not be transferrable. Ms. Stewart may designate another person (“Director”) or persons (“directors”) to operate the facility, provided that she will reside in the home that is being used for the facility while such Director or Directors operate the facility.
2. The proposed child day care facility shall operate Monday through Friday, starting at 6:00 A.M. on Mondays and ending at 6:00 A.M. on Saturdays.
3. No more than six children shall be under the care of the operator(s) of the child day care facility at a time. For the purpose of computing the number of children under care, all children who are related by blood, marriage, adoption, or guardianship to the person or persons operating the facility shall be counted.
4. The operator(s) of the facility may care for children in two shifts, including a daytime shift from 6:00 A.M. to 6:00 P.M. and a night-time shift from 6:00 P.M. to 6:00 A.M.
5. Prior to obtaining a certificate of occupancy or business license for a child day care facility, Ms. Stewart shall cause an outdoor play area in the rear yard of the property to be enclosed with a fence.

Attachments:

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



DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM

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

COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-19-1243861

Parcel I.D. #: 15-041-01-152

Address: 2902 Cedar Trace Drive

Ellenwood, Georgia

WATER:

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

Distance from property to nearest main: Adjacent to Property

Size of line required, if inadequate: N/A

SEWER:

Outfall Servicing Project: Blue Creek Basin

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

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

Sewage Capacity; * (MGPD)

Current Flow: 21.77 (MGPD)

COMMENTS:

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

Downstream, wet weather sewer spills Dec 2020
map DT

Signature: 



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, 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.. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **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 as well as Chapter 27 Article 5 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.

Zoning Comments 4.19.21

N1. SR 8- GDOT review and permits required prior to DeKalb permitting. GDOT District 7: juhatch@dot.ga/gov Existing curb cut must be modified to come in at a 90 degree angle. Lawrenceville Hwy is a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

N2. Private road must be brought up to current standards either as a road or a driveway. We have lots of problem with truck parking in the immediate area (the public part).

N3. Jamieson Place and Market Street both local residential. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 27.5 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires 6-foot sidewalks, streetlights, 6-foot landscape strip. Reviewer will be looking at driveway placement in relationship with the intersection during the development review process- please maximize during design.

N4. No comments

N5. . SR 155- GDOT review and permits required prior to DeKalb permitting. GDOT District 7: juhatch@dot.ga/gov Flat Shoals Parkway is a major arterial. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Please be aware of the minimum number of access points for the number of units this road would serve. Complete a traffic signal warrant study at the intersection of Flat Shoals Pkwy at Woodberry Pkwy to include analysis on the number of required exit lanes. Dedicate 50 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

N6. South Indian Creek Road is classified as a collector street. Please see Chapter 5 of the Zoning Code and Section 14-190 of the Land Development Code for required infrastructure improvements. Dedicate 35 feet of right of way from centerline OR the amount to include all public infrastructure, whichever greater. Requires bike lanes (or multiuse path), 6-foot sidewalks, streetlights, 10-foot landscape strip.

04/19/2021

To: 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 Operations, Tourist Accommodations, Body Art Studios, Swimming Pools and Water Parks 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. Recommendation: Provide trash can with liner at each bus stop with bench and monitor for proper removal of waste.

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


Board of Health

- N.1 Z-21-1244664 18-116-01-031
2382 Lawrenceville Highway, Decatur, GA 30033
Commission District: 4 Super District: 6
Acreage: .81 acres
- Please review general comments.
- N.2 CZ-21-1244668 15-096-02-002,009, -010, & 071, and 15-065-02-04
3138 Snapfinger Road, Decatur GA
Commission District: 5 Super District: 3
Acreage: 6.89 acres
- Please review general comments.
- N.3 Z-21-1244669 18-067-03-011
3720 Jamieson Place, Clarkston, GA
Commission District: 4 Super District: 6
Acreage: .44 acres
- Septic installed October 22,1999
- 1000 gallons
- Please review general comments.
- N.4 SLUP-19-1243861 15-041-01-152
2902 Cedar Trace Drive, Ellenwood, GA 30294
Commission District: 3 Super District: 6
Acreage: .4 acres
- Please see general comments.
- N.5 Z-21-1244671 15-061-03-001
4743 Flat Shoals Pkwy, Decatur, GA 30034
Commission District: 03 Super District: 07
Acreage: 17.52 acres
- Please review general comments.
- N.6 CZ-21-1244672 15-195-08-035
Stone Mountain, GA 30038
Acreage: 1.11 acres
- Septic installed in surrounding area.
- Please review general comments.

DeKalb County Board of Health

445 Winn Way – Box 987

Decatur, GA 30031

404.294.3700 • www.dekalbhealth.net



DEKALB COUNTY GOVERNMENT
 PLANNING DEPARTMENT
 DISTRIBUTION FORM

N-4

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-19-124386/ Parcel I.D. #: 15-041-01-152

Address: 2902
Cedar TRACE Dr
Ellenwood, 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:

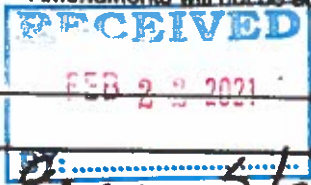
Field and plans reviewed. No problem found that would disrupt traffic flow.

Signature: [Handwritten Signature]



SPECIAL LAND USE PERMIT APPLICATION

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



Date Received: _____ Application No.: _____

APPLICANT NAME: ERICA STEWART

Daytime Phone #: 678-600-0633 Fax #: _____

Mailing Address: 2902 CEDAR TRACE DRIVE - ELLENWOOD, GA 30294
 E-mail: ERICA STEWART 2009 @ GMAIL . COM

OWNER NAME: Willie J. Stewart
 (If more than one owner, attach contact information for each owner)

Daytime Phone #: 678-876-8424 Fax #: _____

Mailing Address: 275 BEECHWOOD LANE - STONEMOUNTAIN, GA 30087
 E-mail: WILLIE STEWART 275 @ GMAIL . COM

SUBJECT PROPERTY ADDRESS OR LOCATION: 2902 CEDAR TRACE DRIVE ELLENWOOD, GA 30294, DeKalb County, GA, _____

District(s): _____ Land Lot(s): _____ Block(s): _____ Parcel(s): _____

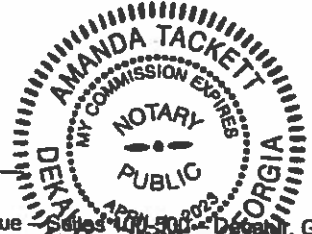
Acreage or Square Feet: _____ Commission District(s): _____ Existing Zoning: _____

Proposed Special Land Use (SLUP): _____

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: [Signature]
 (Check One) Printed Name of Applicant: WILLIE J. STEWART

Notary Signature and Seal:
[Signature]



Public Notice

Request for Special Land Use Permit

Filed by: Erica Stewart

Current use: Single Family Home

Proposed use: In home daycare

Hours of Operation

Current: None

Proposed: Monday-Saturday 24hrs Closing at noon on
Saturday

Pre-Submittal Meeting to take place at: Proposed Location

Location: 2902 Cedar Trace Drive Ellenwood Ga 30294

Date and Time: Feb 19th 2021 at 7pm

Please come out to my home and enjoy some light refreshments. At this time I can answer any questions that you may have. My number is 678-600-0633 if you have any questions before the meeting.

Meeting Sign in Sheet
February 19th 2021

No one attended the meeting

Letter of Application

Hello my name is Erica Stewart. I come to you again to request a special land use permit with the intent of opening my home to become in-home daycare. Currently living in the home with me are still my 3 daughters ages 9 and 3 year old twins. My twins will be in daycare of their own, but my 9 year old daughter will be with me due to virtual schooling. However it is not against the state regulations (Bright From the Start) for me to care for my own children along with six children that could be permitted for operation. If they were there I would have helper to assist me in any way that I needed. The home that i live in has 4 bedrooms upstairs and 2 big sitting areas downstairs, 1 large living room, 1 spacious kitchen and a fenced in backyard for the children to play. Due to Covid i will be limiting my numbers to 3 children per shift.

Being aware of the state daycare requirements for standards and licensing and inspection the following actions will take place. There will be a 6 child minimum(3). Six additional children of my own can be in the home but that will not be necessary. It is also stated that 2 additional children can be cared for but for no longer than 2 hours. The ages are set at 2 or older. There is a packet that will be turned in that states the rules and regulations that Bright from the Start has put in place.

The sitting room/classroom areas are in two locations across from each other. One side will be used to instruction and the other side will be used for play time. The living room area is formatted for the sleeping period. Centers that will be in use are blocks, home living, push and pull toys, library time and most importantly manipulatives (math, science and reading) There will be fencing along the backyard of the home. Measuring at 4ft in height, which is within the Bright from the Start standards. It will be attached to the neighbors fence. The backyard is big enough for 3 children to play comfortably, without running into one another. There will be riding and push and pull toys to play with outside. As well as big and small balls to help with gross motor skills and socialization. The driveway is wide and long enough for parents to come and go and will not interrupt the traffic flow on the street where my home is located.

The exterior of my home will remain the same as when I purchased it. With the exception of a garden that i pan on starting with the children as a STEM project. Other than that no signs or cut out will be placed on my lawn or in my driveway.

I held a meeting for the community on February 19th 2021 and there was no one in attendance. So there has been

no questions or concerns about the home being an in home daycare. The proposed hours of operation are Monday through Saturday with care stopping at 12 noon on Saturday, per the previous conditions. The hours that the children will be at play will not interfere with the home living of the surrounding neighbors. Neighbors will more than likely be at work during the first outside play break and at the 2nd outside play break children will be playing outside from getting home from school, so outside play time will not be uncommon. Even though I am proposing 24 hrs, the time that the children will be sleeping will be considered sleep time and that is 9pm to 6am, for children that are up and active quiet activities will be provided for them.

I am very pleased to be of service to my community, even during these difficult times. I want to thank you in advance for reviewing my case and paperwork.

Erica Stewart
2/22/2021

Impact Analysis

- 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 daycare 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 daycare use for no 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 to not 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 Cedar Trace Drive or surrounding streets.**
- E. Whether or not existing land uses locate across access routes to the site would be adversely affected by the character of the vehicles or the volume of traffic generated or create traffic in the area: **the proposed use is expected to generate traffic only from passenger vehicles, which will not adversely impact existing land uses along access routes.**
- 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 the event of fire or other emergency: **Cedar Trace Drive 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 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 Cedar Trace Drive.**
- G. Whether or not the proposed use would create adverse impacts upon adjoining land use by reason of noise, smoke, odor, dust, or vibration that would be generated by the proposed use: **some noise may be generated when the children are playing outside, but children typically play outdoors in single-family neighborhoods and it's 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, 6am to 6pm are not expected to have adverse effect on adjoining land uses. These hours are reasonable for a daycare facility whose clients are working parents.**

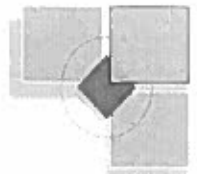
- I. Whether or not the proposed use would create adverse impacts on any adjoining land use by reason of the manner of operation of the proposed use: **the daycare facility is expected to be operated in a manner that would not have an adverse impact on adjoining land uses.**
- J. Whether or not the proposed 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 daycare facility is consistent with the policies of the 2035 DeKalb County comprehensive plan that support the provision of convenient childcare for working parents. By providing the day care wit in a familiar neighborhood setting, they encourage children to develop a sense of place. In-home child day care facilities promote reduction n of traffic congestion, consistent with comprehensive plan land use policies: they allow parents to drop off and pick up children by using local streets with 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 form incompatible development that could alter established single- family residential development patterns and density.**
- L. Whether or not the 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 is typical garbage that can be 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 duration: **Because the proposed daycare facility appears to be appropriate at the proposed location, there is no reason to limit the duration of the Special Land Use Permit.**
- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permit: **The propose land use meet the requirements contained in the supplemental regulations for child daycare facility.**



DeKalb County Department of Planning & Sustainability

Lee May
Interim Chief Executive Officer

Andrew A. Baker, AICP
Director



SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 2-25-2020

TO WHOM IT MAY CONCERN:

(I) (WE), Willie J. Stewart Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to

Erica Stewart Name of Applicant or Agent

to file an application on (my) (our) behalf.

[Signature]
Notary Public
Commission Expires 2/14/23

[Signature]
Owner

Notary Public

Owner

Notary Public

Owner

Notary Public

Owner



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Erica Stewart Phone: _____ Email: ericastewart2009@gmail.com

Property Address: 2902 Cedar Trace Drive

Tax Parcel ID: 15-041-01-152 Comm. District(s): 3E6 Acreage: _____

Existing Use: s-f residence Proposed Use 24-hr. child day care

Supplemental Regs: 4.2.19 Overlay District: No DRI: No

Rezoning: Yes _____ No

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

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No

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

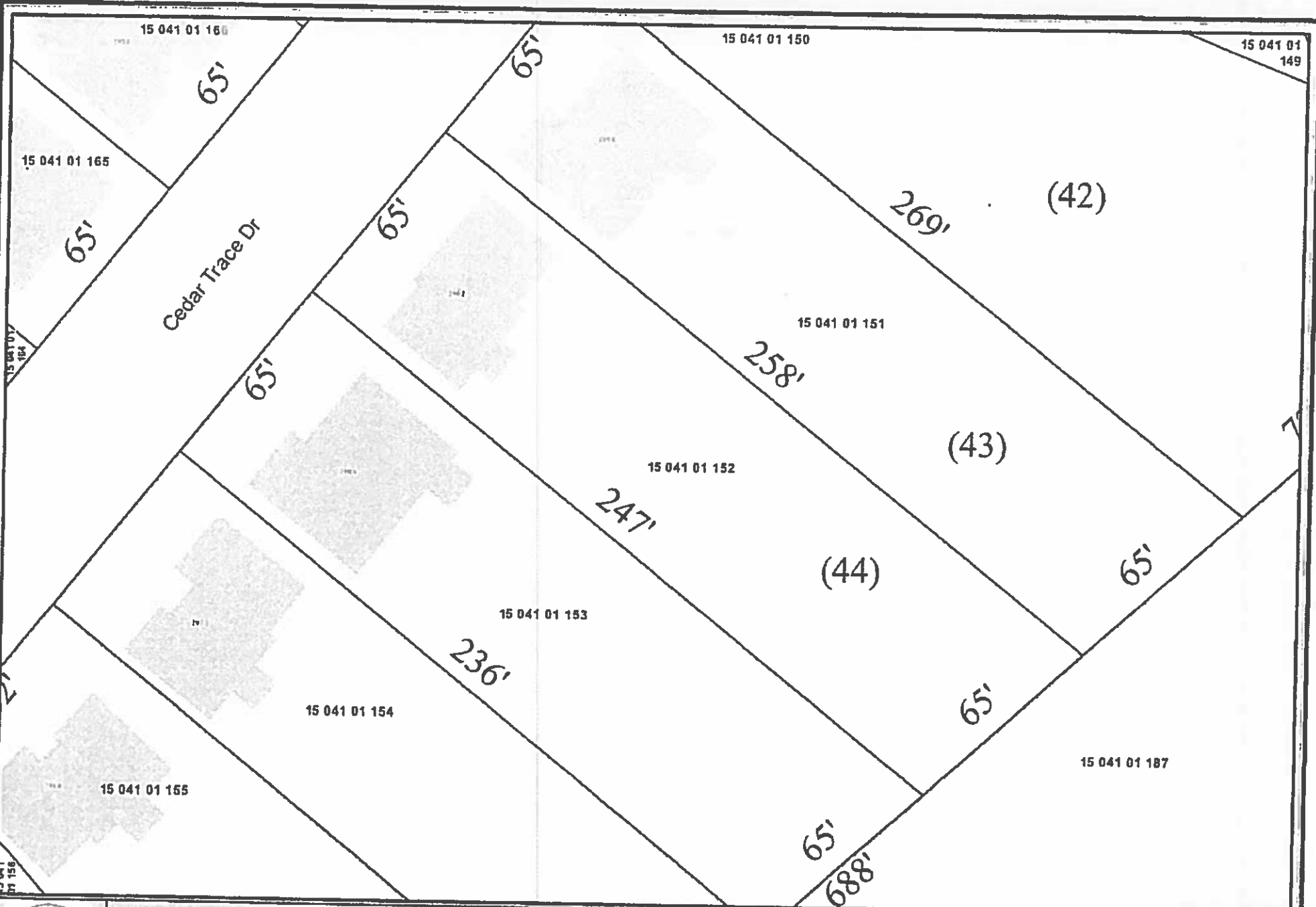
Special Land Use Permit: Yes No _____ Article Number(s) 27- TABLE 4.1

Special Land Use Request(s) in-home child day care facility for up to 6 children

Major Modification: No

Existing Case Number(s): _____

Condition(s) to be modified: _____



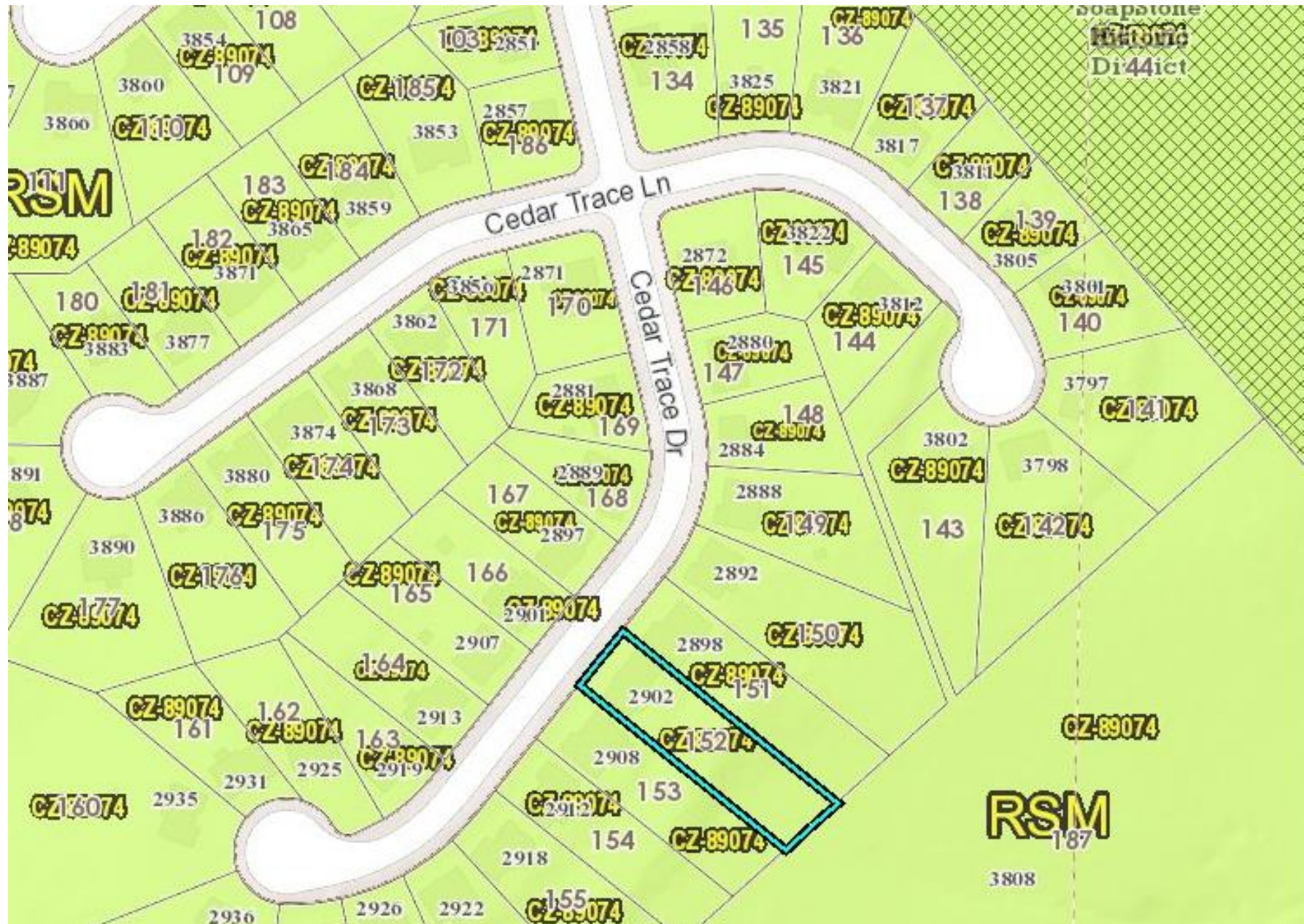
DeKalb County Parcel Map

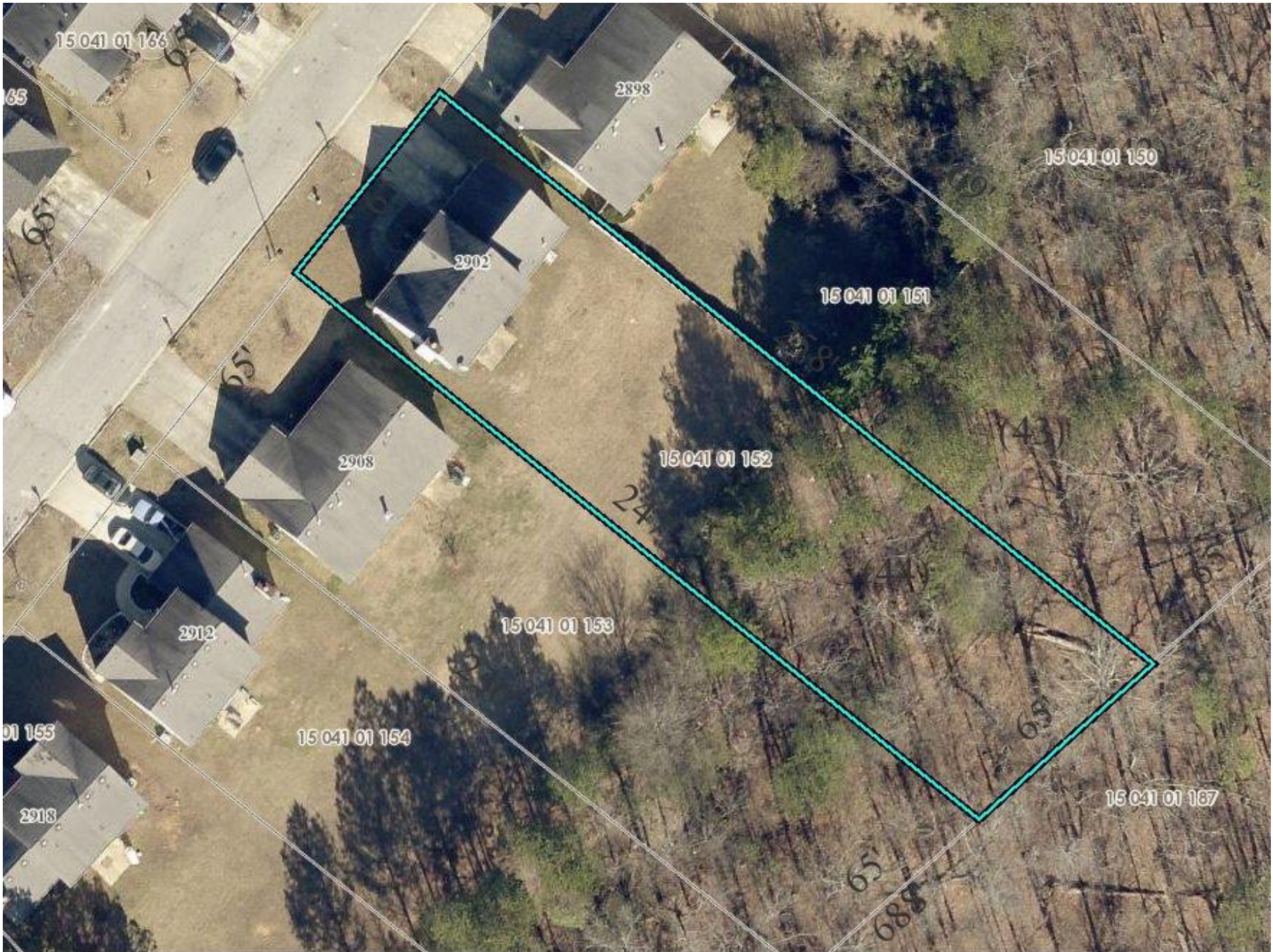


Date Printed: 2/26/2019



DeKalb County GIS Disclaimer
 The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, accuracy, currency, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other action, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for informational purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be relied on or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily suitable to surveying or engineering standards.







(left) Subject property.

(right) Rear yard of subject property.

