



**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: July 10, 2018, 6:30 P.M.**

**Board of Commissioners Hearing Date: July 24, 2018, 6:30 P.M.**

**STAFF ANALYSIS**

**Case No.:** SLUP-18-22287 **Agenda #:** N. 9

**Location/Address:** 7727 Stonemeadow Trail, Lithonia **Commission District:** 5 **Super District:** 7

**Parcel ID(s):** 16-197-02-033

**Request:** A Special Land Use Permit for a child day care facility of six or fewer children as a Type II Home Occupation in an R-85 (Residential-Medium Lot-85) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table.

**Property Owner(s):** Daphne Lynn Bailey

**Applicant/Agent:** Daphne Lynn Bailey

**Acreage:** .21 acres

**Existing Land Use:** A single-family house

**Surrounding Properties:** Single-family residential

**Adjacent Zoning:** **North:** **South:** **East:** **West:** **Northeast:** **Northwest:** **Southeast:** **Southwest:**

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

<b>Proposed Units:</b> One	<b>Existing Units:</b> One
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**Zoning History:** The subject property appears to have been zoned R-85 since adoption of the original zoning ordinance and map in 1946.

**PROJECT ANALYSIS**

The subject property is a .21-acre lot which is currently developed with a single-family, detached house. It is located in a single-family residential neighborhood that lies approximately 200 feet north of Pleasant Hill Trail. Stonemeadow Trail is a two-way local street. A two-car driveway, located in front of the house, leads to a two-car garage. In addition to the front door, the house has a rear door. A portion of the rear yard is level, but most of it is steeply sloped. A two-foot high retaining wall was constructed approximately 15 to 25 feet from the rear wall of the house in order to accommodate this grade change. A chain link fence that appears to be 2 ½ feet high is located just behind the top of the retaining wall.

The applicant proposes a child day care facility for up to six children, infants and up to four years of age. She proposes hours of operation from 6:00 A.M. to 6:00 P.M., Monday through Friday. The outdoor play area, the level portion of the back yard, will be enclosed by a six foot high wooden fence. The applicant does not intend to make any other changes to the exterior of her house nor install any signs on the property.

### **Supplemental Requirements**

- a. Minimum 30 square feet of indoor play area for each child: 180 square feet is required. The applicant has stated that the children would use the basement , but has not provided its square footage.
- b. Minimum 100 square feet of outdoor play area for each child: 600 square feet is required. The size of the fenced area of the rear yard is approximately 1,100 square feet.
- c. Outdoor play area shall be enclosed by minimum four-foot high fence or wall: The applicant has stated that the outdoor play area will be completely enclosed by adding six-foot high wooden fences to the sides of the existing chain link fence.
- d. Provision of off-street parking and adequate turnaround on the site: The driveway provides enough space to accommodate two cars at a time. Stonemeadow Trail is a quiet residential street on which 20 homes are located and 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.
- e. Maximum 50% of floor area of residence to be used for child day care facility: The entire house has 2,248 square feet of floor area, including a finished basement. The square footage of the designated indoor play area, the basement, cannot be more than 50% of the floor area of the residence.
- f. Exterior appearance shall be maintained as residential: The applicant states that she does not intend to make any change to the exterior of her house, nor post any signs for the day care service.
- g. Must be at least 1,000 feet of any other child day care facility: According to the Georgia Bright From The Start listing of current child care facilities, there are no other facilities within 1,000 of the subject property.
- h. Permit from Georgia Bright From The Start program: The applicant is aware of the need for a license by Bright From The Start to operate a “family child care learning home” (i.e., child day care facility).

### **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 who are up to four years in age. The space needs of infants and toddlers is far less than those for older 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 Stonemeadow Trail 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:** Stonemeadow Trail can provide safe satisfactory vehicular access to and from the subject property. Pedestrian access to the home 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 Stonemeadow Trail, since the front door is approximately 35 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 there is enough space between the homes to provide a reasonable buffer against noise and activity. 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:** 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 proposed child day care facility is consistent with the policies of the 2035 DeKalb County Comprehensive Plan that foster stable communities in which working parents may rely on reliable child care while they are at work.
- 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.

**Compliance with District Standards:**

<b>R-85 STANDARD</b>	<b>REQUIREMENT</b>	<b>PROVIDED/PROPOSED</b>	<b>COMPLIANCE</b>
MIN. LOT WIDTH	85 feet	58 feet	The lot is legally non-conforming; however it is wide enough for a house that is big enough to allow an in-home day care facility.
MIN. LOT AREA	12,000 square feet	9,533 square feet	The lot is legally non-conforming; however it is large enough for an in-home day care facility for young children who don't require a lot of outdoor play space.
MIN. FLOOR AREA OF DWELLING	1,800 s.f.	2,248 s.f.	Yes
MIN. PARKING	Four spaces	Four spaces in driveway and garage	Yes

**STAFF RECOMMENDATION:**

Based on the submitted information, it appears that the application meets the criteria of the zoning ordinance for a Special Land Use Permit for a child day care facility as a Type II Home Occupation for up to six children in an existing single family residential structure. The proposed child day care facility is not expected to have a negative impact on the surrounding neighborhood, due to the proposed hours of operation (6:00 AM to 6:00 PM, Monday through Friday), and the relatively small number of children. There would be no changes to the exterior of the house in which the day care facility would be operating, so that the existing residential character of the property would continue. The proposed child day care facility is consistent with the policies of the 2035 DeKalb County Comprehensive Plan that foster stable communities in which working parents may rely on reliable child care while they are at work. The presence of small child care facilities in established residential neighborhoods supports the

efforts of parents and guardians to maintain schedules that allow them to work while raising families. Therefore, the Planning and Sustainability Department recommends “Approval” with the following conditions:

1. The Special Land Use Permit shall be issued to Daphne Lynn Bailey for a child day care facility of up to six children and shall be non-transferrable.
2. The child day care facility shall operate between the hours of 6:00 A.M – 6:00 P.M., Monday through Friday.
3. The back yard play area shall be completely enclosed by fencing with a minimum height of four feet, which shall be maintained in place for as long as the child day care facility is operated on the subject property.
4. The applicant shall secure the necessary business license from DeKalb County before opening the child day care facility.

**Attachments:**

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

**Furman, Melora L.**

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**From:** Keeter, Patrece  
**Sent:** Friday, June 22, 2018 4:54 PM  
**To:** Hill, LaSondra  
**Cc:** Alexander, Michelle M.; Furman, Melora L.; Reid, Robert; Hill, Karen F.  
**Subject:** Zoning Comments- Transportation

N1. Alton Road is classified as a local road. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights are required. New road to be private. Add sidewalks on the existing county right of way between new road and Chamblee Tucker Road. Sight Triangles for access point will be required at Land Development Permit submittal.

N2. Lawrenceville Hwy (SR 8) and North Druid Hills Road are both major arterials and both are on the Bike Network as Second Tier Priority. See Chapter 5 of the zoning code Table 5.1 and Chapter 14, Section 190 of the Land Development Code for permit requirements. Street lights required. Request to comment at a future date when the traffic GRTA/ARC DRI required traffic study is complete and a Notice of Decision is given. Transportation is requesting a deferral, as any action taken by the county prior to NOD may jeopardize federal transportation funding. At a minimum, we want a PATH connection along the southern property line as part of the South Fork Peachtree Creek Trail and a direct, buffered ped/bike connection between the PATH and the neighborhood, crossing at the signal at Mistletoe Road. In addition, the access point on Lawrenceville Hwy just south of NDH will be restricted to right in/right out/left in. Sight Triangles for access point will be required at Land Development Permit submittal. Other comments later once traffic study is received.

N3. See N2.

N3. Does a recycling plant automatically trigger a DRI? Lancaster Road is classified as a local road. This property is in the Bouldercrest Overlay District Tier 4- verify infrastructure requirements in Code. It appears to be a packed gravel, unimproved road, not up to current standards with a right of way corridor of only 35 feet. DeKalb County has no current plans to upgrade this road to modern standards. Right of way dedication of 27.5 from centerline is required.

N4. Does a recycling plant automatically trigger a DRI? Fleetwood Drive is classified as a local road. Please note that there is an effort to make the private railroad crossing to the private properties a Quiet Zone- no RR train horns will be sounded. The property owner needs to pave their approach to the crossing to reduce the amount of sediment tracked onto the county road.

N5. Columbia Drive is classified as a minor arterial and on the second tier bike network. Requires right of way dedication of 40 feet from centerline and bike lanes (Land Development Code Section 14-190). In lieu of the bike lane, a 10 foot multiuse path is suggested. Per Zoning Code- Street lights (80' on center- DeKalb County will layout design in Land Development Permit process), 6 foot sidewalk and 10 foot landscape zone are required. Sight Triangles for access point will be required at Land Development Permit submittal.

N6. Memorial Drive is a state route. GDOT review and permits required. Transportation is requesting a traffic study be performed. This development will have a hard time getting thru the land development process. Chapter 14 requires 3 access points. See Chapter 14, Section 14-200 (6) for the requirements of separation of access points. Requests deferral until the traffic study is completed for additional comments. This seems like a large development for such a small parcel. Sight Triangles for access point will be required at Land Development Permit.

N7. See N6.

N8. No Comment.

N9. Mountain Dr is a state route. GDOT review and permits are required. Not enough information to comment about the change in alleys. Public alleys must connect to public street on both ends. Private alleys may end in a turn around. See section 14-195 of the Land Development Code for more information related to alleys.

→ N10. No comments.  
9



# 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.: SLUP-18-22287 Parcel I.D. #: 16-197-02-033

Address: 7727  
STONE MEADOW TR  
LITTON, GA

PLEASANT HILL **Adjacent Roadway (s):** \_\_\_\_\_  
RESIDENTIAL \_\_\_\_\_  
(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:

<u>Reviewed and found NOTHING that would call a traffic flow problem.</u>

Signature: [Handwritten Signature]





DEKALB COUNTY GOVERNMENT  
PLANNING DEPARTMENT  
DISTRIBUTION FORM

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE M ALEXANDER [miaalexander@dekalbcountyga.gov](mailto:miaalexander@dekalbcountyga.gov) OR JOHN REID [JREID@DEKALBCOUNTYGA.GOV](mailto:JREID@DEKALBCOUNTYGA.GOV)

COMMENTS FORM:  
PUBLIC WORKS WATER AND SEWER

Case No.: SLUP-18-22287

Parcel I.D. #: 16-197-02-033

Address: 7727 Stonemeadow Trail

Lithonia, 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: Johnson Creek Basin

Is sewer adjacent to property: Yes ( ) No ( X ) If no, distance to nearest line: Approximately 1,091 Feet South from the Property

Water Treatment Facility: Pole Bridge WTF ( ) adequate ( ) inadequate

Sewage Capacity: \* (MGPD)

Current Flow: 6.48 (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.


Fwi

Signature

*K# MUF*  
DIRECTOR

Andrew A. Baker, AICP

CHIEF EXECUTIVE OFFICER  
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

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

APR 26 2018

Date Received: \_\_\_\_\_ Application No.: SLUP-18-22287

APPLICANT NAME: DAPHNE LYNN BAILEY

Daytime Phone #: 678-594-4393 Fax #: \_\_\_\_\_

Mailing Address: 7127 STONEMEADOW TRAIL L

LITHONIA GA 30058 E-mail: Childrentransportationllc@gmail.com

OWNER NAME: SAME AS ABOVE  
(If more than one owner, attach contact information for each owner)

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: 7127 stone meadow trail

Lithonia GA 30058, DeKalb County, GA, 30058

District(s): 16 Land Lot(s): 197 Block(s): 02 Parcel(s): 033

Acreage or Square Feet: 219 Commission District(s): 5 Existing Zoning: R-25

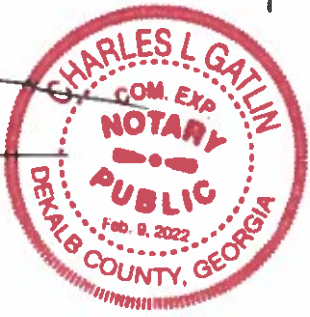
Proposed Special Land Use (SLUP): Day Care Facility (6 or less) Children

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: DAPHNE BAILEY

Notary Signature and Seal: [Signature]



**PUBLIC NOTICE**

**To**

**Request for a Special Land Permit**

*Filled by: Daphne Bailey*

*Located at: 7727 Stonemeadow trail*

*Lithonia, Ga 30058*

*Current use- single family residence*

*Proposed use- Home Day Care (Max 6 Klds) Zoning Requirement*

*Hours of Operation 6:00am to 6:00pm*

*Current:Closed*

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

**7727 Stone meadow Trail.**

**Lithonia, Ga 30058**

**Date&Time:April 6th 2018 @7:00pm**

**Contact information: Daphne Bailey**

**678-598-4383**

**childrenstransportationllc@gmail.com**



***Letter Of Application identifying the preposed zoning classification.  
The reason for the zoning request,the existing and prposed use( e.g,  
floorarea,height of the building, number of the units, mixof unit types, hours of  
operation, etc include any sttement of conditions agreed upon by the applicant.***

***Family Child Care Learning We provide year-round full and partime  
Child care for infant starting at 6 weeks ( infants only) until they become  
preschoolers.  
Hours of operations Monday- Friday 6:00am to 6:00pm***

## **Section 27-873 Detailed Analysis**

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

**Yes. The size of site for use contemplated and has adequate land area for the proposed use.**

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

**Yes. Since I do live in a subdivision where there are young children a small in-home daycare will not disrupt the flow of the day life of my neighbors**

**C. Adequacy of public service,public facilities,and utilities to serve the use contemplated;**

**Yes. Water and sewer for my home is provided by Dekalb county Department of watershed management. My electric is provided by snapping shoals.**

**D. Adequacy of the public street on which the use is proposed to be located and whether or not there sufficient traffic-carrying for the use proposed so as not to unduly increase traffic and create congestion in the area;**

**Yes. since the proposed name Daphne's in home child care will be limited to (6) or less infants and children public parking will not increase traffic and will not create congestion in the area.**

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

**The addition of three cars to the traffic on stonemeadow trail during the drop off and pick-up times will not create a noticeable increase in the traffic volume. The daycare will not generate an increase in the use of commercial vehicle along the access route.**

**F. Ingress and egress to the subject property to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency;**

*The subject property does allow for pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.*

**G. Whether or not the proposed use will create adverse impacts upon any adjoining land used by reason of noise, smoke, odor, dust, or vibration generated by proposed uses;**

*My immediate neighbors may be able to hear the childrens during recess time, which will occur (30 minutes) during the morning and (30 minutes) in the evening. This noise will be mitigated by a six foot fence in height therefore it has no impact;*

**H. Whether or not the proposed use will create adverse impact upon any adjoining land use by reason of the hours of operation of the proposed use;**

*My proposed operation hour will be from 06:00am to 6:00pm. Monday to Friday. These hours are compatible with the comings and goings of residents during the school and or business week, therefore the proposed use will not create an adverse impact on adjoining land use or residents.*

**I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;**

*No! it will not create any adverse impact upon any adjoining land use or property. There will be some outdoor activities that may create some noise, but that noise will be mitigated by the enclosed play area in the backyard.*

**J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;**

*Yes! The proposed plan is consistent with the requirements of the zoning district classifications.*

**K. Whether or not the proposed use is consistent with all of the requirements of the zoning district classifications in which the use is proposed to be located;**

***The proposed use is consistent with the requirements of the policies of the comprehensive plan.***

***L. Whether or not the proposed plan provides for all required buffers zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located;***

***Yes, the proposed plan provides for all required regulations.***

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

***There is adequate provision of refuse and service area.***

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

***No! Limitations on special land permit because it's an on-going Day care business.***

***O. Whether or not the size, scale and massing of proposed building are appropriate in relation to the size of the subject property and in relation to the size, scale and massing of the adjacent and nearby lots and building;***

***N/A. No changes will be made to the property and no additions to the property.***

***P. Whether the proposed plan will adversely affect historic building , sites,districts,or archaeological resources;***

***The proposed facility is not an historic building site, located in an historic district,or archaeological resource. Therefore the facility will not adversely affect or alter historic building, site, or archaeological resources***

***Q. Whether the proposed use satisfies the requirement contained within the supplement regulations for such special land use permit;***

***The proposed used satisfies the requirement contained within the supplement regulations for each special Land use Permits. The backyard is will completely be enclosed by woode fence that is at least six feet high.My drive way for the house will accommodate three extra cars during drop off and pick uptimes***



**R. whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building;**

**No there will not be any adjoining lots or building so it will not have a negative impact**

**S. whether t character the proposed use would result in a disproportional proliferation of that similar uses in the subject;**

**No the proposed would not result in a disproportional.**

**T whether the proposed used would be consistent with the needs of the neighborhood or of the community as a whole, be compatible with the neighborhood and would not be in conflict with the overall objectives of the comprehensive plan**

**No it would not be a conflict in any way and would be compatible with the neighbors.**

**A. Filing Fee: Attached (\$400.00).**

**C. Additional criteria: Have meet both criteria contained in Sec. 27-873 and Sec.27-874**

**Furman, Melora L.**

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**From:** Daphne Bailey <childrenstransportationllc@gmail.com>  
**Sent:** Tuesday, May 22, 2018 7:34 PM  
**To:** Furman, Melora L.  
**Subject:** Re: Special Land Use Permit (SLUP) Application for Child Day Care Facility

Hi yes i am fencing in both sides from where the survivor survived i am also focusing on very small kids infant to 4yrs old i cannot get a business licensing until zoning is approved

On Tue, May 22, 2018 at 12:24 PM, Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)> wrote:

Ms. Bailey:

This is to let you know that I have been assigned the review of your SLUP application. I am the primary contact person in the county, and will be drafting a recommendation to the Planning Commission. Please don't hesitate to contact me with any questions or concerns about the process.

I have just started the review of your application. One of the Supplemental regulations of the County is that you obtain a license from the State of Georgia Bright From the Start program. Have you applied for this yet? In addition, I did view your property yesterday and noticed that your back yard is relatively small. Your application states that you will have recess for the children, and Bright From the Start requires outdoor play in a fenced area. How large is the back yard area that you intend to fence for a play area? (I would have measured it on the survey you submitted for a site plan, but the survey was not printed to scale.)

Best wishes,

*Melora Furman, AICP*

Senior Planner

DeKalb County Dept. of Planning and Sustainability

Current Planning Section

330 W. Ponce de Leon Avenue, Fl. 3

Decatur, GA 30030

(404) 371-4404 (direct)

## **Furman, Melora L.**

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**From:** Daphne Bailey <childrenstransportationllc@gmail.com>  
**Sent:** Sunday, June 24, 2018 9:37 PM  
**To:** Furman, Melora L.  
**Subject:** Re: Application for Child Day Care Facility

Hi i am only using my down stair of my home i really do not know the measurement of each room i also agree not to put up any signs, yes i have once open if i can show that i will be in a CDA class with in 8 months i also have my sister who will be working with me and she has her CDA all ready

On Sun, Jun 24, 2018 at 8:18 PM, Furman, Melora L. <[mlfurman@dekalbcountyga.gov](mailto:mlfurman@dekalbcountyga.gov)> wrote:

Ms. Bailey,

I am working on the staff report for your application. Would you please answer the following questions at your earliest possible convenience?

- Which room or rooms will children be using inside the house? What is the measurement in square feet of the room or rooms? (DeKalb County regulations state that no more than 50% of the house can be used for the day care.)
- Do you agree not to put up any signs on your property related to the day care facility?
- Have you contacted Bright From the Start about obtaining your State certification?
- 

Also, I need to tell you that DeKalb County regulations require 600 square feet of fenced outdoor play space per child. Based on your survey, I estimate that the fenced area of your back yard is about 1,100 square feet. I will try to find out if the requirement is only for children older than infancy, but this requirement might limit the number of children you can take in. I will let you know as soon as I find out anything.

*Melora Furman, AICP*

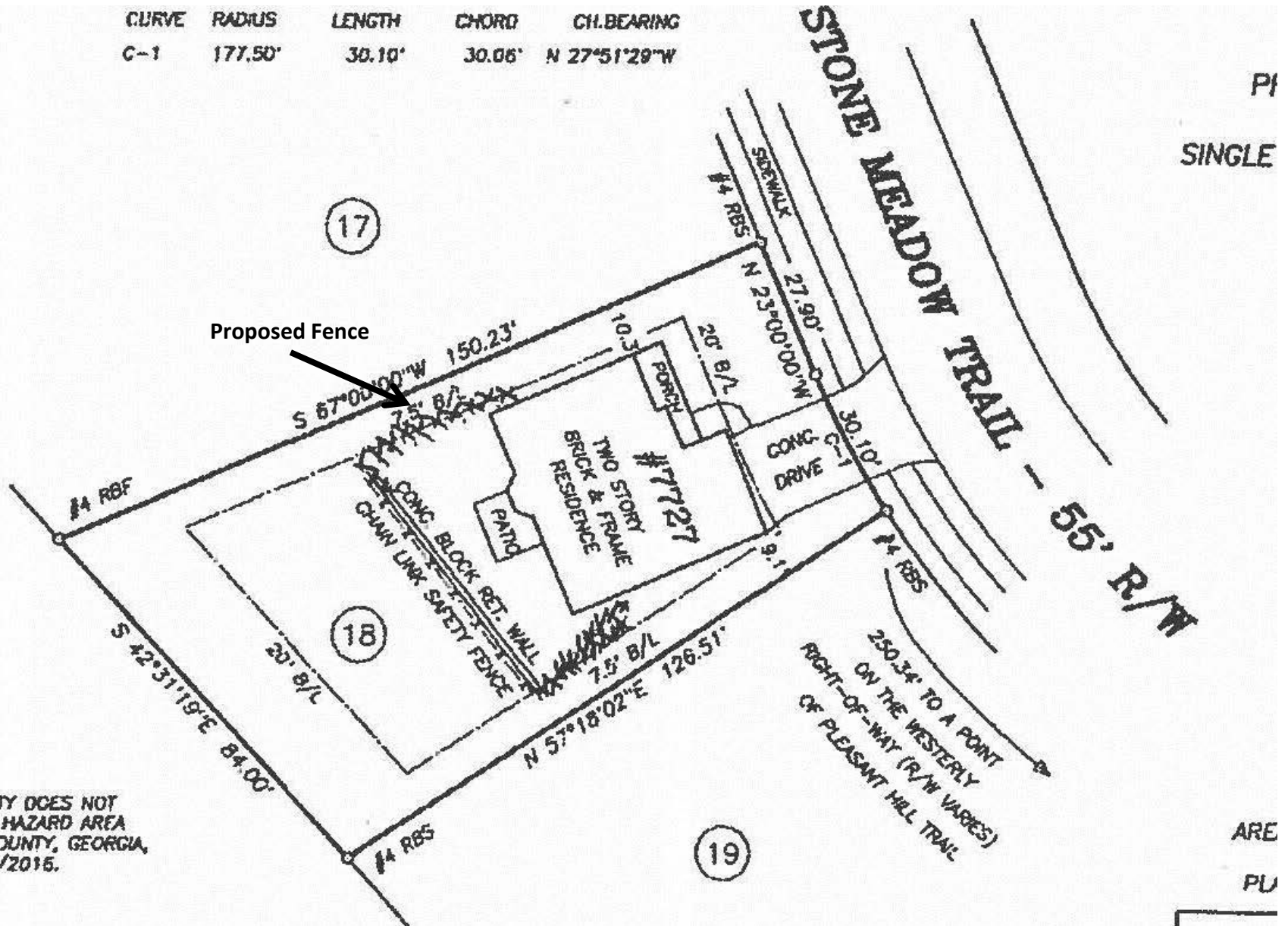
Senior Planner

DeKalb County Dept. of Planning and Sustainability

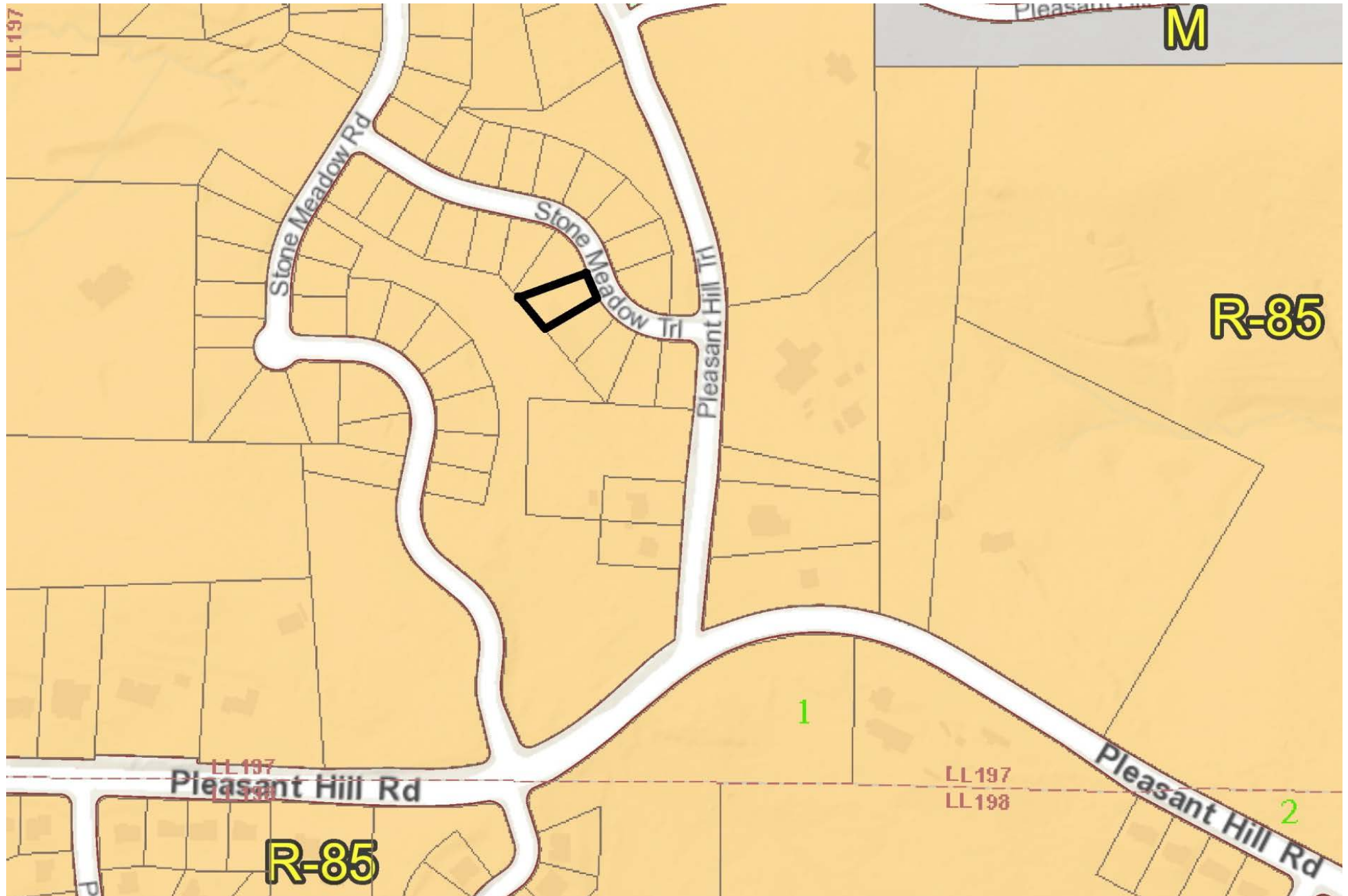
Current Planning Section

330 W. Ponce de Leon Avenue, Fl. 3

CURVE	RADIUS	LENGTH	CHORD	CH. BEARING
C-1	177.50'	30.10'	30.06'	N 27°51'29"W



PROPERTY DOES NOT  
D FLOOD HAZARD AREA  
DEKALE COUNTY, GEORGIA,  
D 12/08/2016.















(left) Front of House

(right) Back Yard

