



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Details (With Text)

**File #:** 2018-2451      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Preliminary Item  
**File created:** 7/19/2018      **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 9/25/2018      **Final action:**  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
 N22 Atlanta Dream Center Z-18-1235091

**Indexes:**

**Attachments:** 1. N22 Z 18 1235091 Recommended Conditions, 2. N22 Atlanta Dream Center Z 18 1235091 Staff Report

Date	Ver.	Action By	Action	Result
9/25/2018	1	Board of Commissioners - Zoning Meeting		
9/6/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES  NO       **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 & 7  
N22 Atlanta Dream Center Z-18-1235091  
**PETITION NO:** Z-18-1235091

**PROPOSED USE:** Transitional Home for Up To 12 Adult Women

**LOCATION:** 1753 & 1727 Stephenson Road

**PARCEL NO.:** 16-191-03-007 & 16-191-03- 008

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

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. The property is located on the south side of Stephenson Road, approximately 61 feet east of Vigo Drive at 1753 and 1727 Stephenson Road, Lithonia, Georgia. The property has approximately 449 feet of frontage along the south side of Stephenson Road and contains 8.4 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval with Conditions

**PLANNING COMMISSION:** Approval Conditional

**PLANNING STAFF:** Approval with Conditions

**PLANNING STAFF ANALYSIS:** 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, subject to the attached conditions".

**PLANNING COMMISSION VOTE:** 8-0-0. M. Butts moved, J. Johnson seconded for approval with Staff's conditions.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** 6-2-1/The Community Council recommended approval of the rezoning with a condition that the transitional care home be operated only by the Atlanta Dream Center.