



Legislation Details (With Text)

File #: 2017-1489 **Version:** 2 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 12/21/2017 **In control:** Board of Commissioners
On agenda: 1/23/2018 **Final action:** 1/23/2018
Title: COMMISSION DISTRICT(S): 4 & 7
Title: SLUP 18 21901 Seynab Afrax.

Indexes:

Attachments: 1. N.8 SLUP 18 21901 Seynab Afrax, 2. conditions 18-21901

Date	Ver.	Action By	Action	Result
1/23/2018	2	Board of Commissioners - Zoning Meeting	approved	Pass
1/9/2018	2	Planning Commission	Full cycle deferral	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): 4 & 7

Title: SLUP 18 21901 Seynab Afrax.

PETITION NO: SLUP 18 21901

PROPOSED USE: Child day care facility

LOCATION: 685 Rowland Road

PARCEL NO.: 15 255 08 004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Seynab Afrax for a Special Land Use Permit for an-in home child day care facility for up to six (6) children in an R-100 (Residential Medium Lot) District, in accordance with Section 27-4.1 (4.2.19) of the DeKalb County Code. The property is located on the west side of Rowland Road approximately 331 feet south of Delanie Court at 685 Rowland Road in Stone Mountain, Georgia. The property contains approximately 100 feet of frontage along Rowland Road and contains .4 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: DEFERRAL

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING STAFF ANALYSIS: 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 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 remain unchanged. The existing drive can accommodate parking for four (4) vehicles. Adequate indoor and outdoor play areas with fencing will be provided in accordance with County and State Codes. Located within a Suburban Character area designated by the 2005-2025 Comprehensive Land Use Plan Map, the proposed use is consistent with the following plan strategies: Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences (SCAS18); and Focus educational programs to meet the needs of all students (PS8); Encourage the development of social programs that will serve all ages (PS11). The applicable requirements of the R-100 (Residential Medium Lot) District have been met. To promote the successful operation of the facility, the Department of Planning and Sustainability recommends that the facility be operated in a manner that would minimize off-site impacts. The Department of Planning and Sustainability recommends “**APPROVAL CONDITIONAL**” with the attached recommended conditions.

PLANNING COMMISSION VOTE: DEFERRAL 8-0-0

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 8-0-3.