



Legislation Details (With Text)

File #: 2018-2793 **Version:** 2 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 10/1/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/13/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
 Application of Starleatha Denson for a Special Land Use Permit for a group personal care home for up to six persons in an R-85 (Medium Density Residential-85) District, in accordance with Chapter 27, Article 4 of the Dekalb County Code, Table 4.1 - Use Table, at 2336 Wesley Chapel Road.

Indexes:

Attachments: 1. Staff Report and Attachments, 2. Recommended Condition

Date	Ver.	Action By	Action	Result
11/13/2018	2	Board of Commissioners - Zoning Meeting		
11/1/2018	2	Planning Commission	approval with modified conditions to read as follows:	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Starleatha Denson for a Special Land Use Permit for a group personal care home for up to six persons in an R-85 (Medium Density Residential-85) District, in accordance with Chapter 27, Article 4 of the Dekalb County Code, Table 4.1 - Use Table, at 2336 Wesley Chapel Road.

PETITION NO: N1. SLUP-18-1235193

PROPOSED USE: Group Personal Care Home

LOCATION: 2336 Wesley Chapel Road, Decatur

PARCEL NO.: 15-131-02-009

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Starleatha Denson for a Special Land Use Permit for a group personal care home for up to six persons in an R-85 (Medium Density Residential-85) District, in accordance with Chapter 27, Article 4 of the Dekalb County Code, Table 4.1 - Use Table. The property is located on the east side of Wesley Chapel Road, approximately 472 feet north of South Hairston Road, at 2336 Wesley Chapel Road, Decatur. The property has approximately 133 feet of frontage on Wesley Chapel Road and contains 0.46 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: The proposal is consistent with the following policy of the 2035 Comprehensive Plan: “Increase the availability of special needs housing to meet the growing population.” (Housing Policy No. 7) The proposed increase in the number of resident clients to a maximum of six persons is not expected to affect adjoining and nearby properties. Wesley Chapel Road is a major arterial with a high level of carrying capacity, and addition of up to three resident clients is not expected to increase traffic to a level that it would cause congestion in the area. The hours of operation will continue to be the same as those of a typical residence, and are not expected to adversely impact adjoining properties. Addition of up to three resident clients is not expected to change the manner of operation such that it would create adverse impacts upon any adjoining land use. Therefore, the Department of Planning and Sustainability recommends “Approval with a condition”.

PLANNING COMMISSION VOTE: Approval with conditions, 5-1-0. M. Butts moved, J. Johnson seconded for approval w/Staff's recommended condition, with an amendment to the condition to make the requested SLUP "non-transferrable".

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 8-0-0. The applicant currently has two senior residents living in the personal care home that is currently licensed for three residents. The applicant wants to expand to six seniors. Discussion included what type of services would be offered to the seniors, number of employees, and number of bedrooms.