



Legislation Details (With Text)

File #: 2019-4068 **Version:** 2 **Name:**

Type: Ordinance **Status:** Preliminary Item

File created: 7/24/2019 **In control:** Board of Commissioners - Zoning Meeting

On agenda: 9/24/2019 **Final action:** 9/24/2019

Title: COMMISSION DISTRICT(S): 2 & 7
Application of Elizabeth G Newsom to request a Special Land Use Permit (SLUP) to allow a home occupation (skincare studio) with customer contact in a R-75 (Residential Medium Lot) District, at 1513 Frazier Road.

Indexes:

Attachments: 1. Staff Report N1 Elizabeth G Newsom SLUP 19 1243346, 2. Recommended Conditions SLUP 19 1243346, 3. 2019 09.24 Item 2019-4068- Revised Conditions

Date	Ver.	Action By	Action	Result
9/24/2019	2	Board of Commissioners - Zoning Meeting	approved	Pass
9/10/2019	2	Planning Commission	approved with conditions per staff recommendation	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): 2 & 7

Application of Elizabeth G Newsom to request a Special Land Use Permit (SLUP) to allow a home occupation (skincare studio) with customer contact in a R-75 (Residential Medium Lot) District, at 1513 Frazier Road.

PETITION NO: N1. SLUP-19-1243346

PROPOSED USE: Home Occupation - Skincare Studio

LOCATION: 1513 Frazier Road

PARCEL NO. : 18-145-05-016

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Elizabeth G Newsom to request a Special Land Use Permit (SLUP) to allow a home occupation (skincare studio) with customer contact in a R-75 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code. The property is located on the southeast corner of Frazier Road and Tolbert Drive at 1513 Frazier Road, Decatur, GA. The property has approximately 71 feet of frontage along the east side of Frazier Road and 224 feet of frontage along the south side of Tolbert Drive and contains 0.44 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval Conditional

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: The proposed in-home occupation with customer contact should not have any adverse impact on adjacent and surrounding properties. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area. Given that the existing driveway can accommodate off-street parking for clients, there should be no impact on adjacent properties. The proposed use would not create adverse impacts on adjoining properties by way of noise, smoke, odor, dust or vibration. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be, "Approved, subject to Staff's recommended conditions".

PLANNING COMMISSION VOTE: Approval Conditional 8-1-0. / A. Atkins moved, J. West seconded for approval with Staff's conditions, with an amendment to condition #3 to correct a grammatical error; and an added 8th condition to read as follows: "Access to parking shall be accessible only through the driveway directly adjacent to the property where the business will be held, located and accessible at Tolbert Drive."

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 6-0-0.