



Legislation Details (With Text)

File #: 2020-1166 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 9/24/2020 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/19/2020 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
 Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults, at 1880 Singer Way.

Indexes:

Attachments: 1. N2 SLUP 20 124124430 1877 Singer Way Staff Report, 2. SLUP 20 1244230 Recommended conditions

Date	Ver.	Action By	Action	Result
11/19/2020	1	Board of Commissioners - Zoning Meeting	approved	Pass
11/5/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7
Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults, at 1880 Singer Way.
PETITION NO: N2. SLUP-20-1244230 2020-1166

PROPOSED USE: Personal Care Home - up to six adults

LOCATION: 1880 Singer Way

PARCEL NO. : 16-060-03-039

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 2-4.2.41 Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Singer Way, approximately 116 feet east of Taffeta Trail, at 1880 Singer Way in Lithonia, Georgia. The property has approximately 129 feet of frontage along Singer Way and contains 0.34 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with a condition.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed SLUP (Special Land Use Permit) request seeks to expand the existing personal care home from 3 to residents. The application meets the criteria of the zoning ordinance for a personal care home for up to six (6) persons. there should be little or no impact on traffic. There will be no physical changes to the exterior of the existing single-family residence. Therefore, the residence will be compatible in character with existing and surrounding single-family residences in the area. The proposed use is consistent with the following DeKalb County 2035 Comprehensive Plan Housing Policy: Special Needs - Increase the availability of special needs housing to meet the growing population. Given that it appears that there are no other personal care homes for six (6) residents in the immediate surrounding area, the Department of Planning and Sustainability recommends “Approval, with conditions”.

PLANNING COMMISSION VOTE: **Approval with Conditions 8-0-0.** P. Womack, Jr. moved, E. Patton seconded for “Approval with Staff’s recommended seven (7) conditions”.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval w/Condition 7-0-0.**
Recommendation for approval is with the condition to decrease the limit to no more than 4 instead of 6.