



Legislation Details (With Text)

**File #:** 2019-3527    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 3/28/2019    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 5/28/2019    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 2 & 6  
Application of Dellanney Maxwell Snyder to request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) in an R-85 (Residential Medium Lot District, at 1384 Brook Forest Drive.

**Indexes:**

**Attachments:** 1. N2 SLUP 19 1242997 Recommended Cond, 2. Staff Report N2 SLUP 19 1242997

Date	Ver.	Action By	Action	Result
5/28/2019	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
5/7/2019	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

**SUBJECT:**

**COMMISSION DISTRICT(S):** 2 & 6

Application of Dellanney Maxwell Snyder to request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) in an R-85 (Residential Medium Lot District, at 1384 Brook Forest Drive.

**PETITION NO:** N2. SLUP-19-1242997

**PROPOSED USE:** Home Occupation- Personal Fitness Training

**LOCATION:** 1384 Brook Forest Drive

**PARCEL NO.:** 18-108-13-011

**INFO. CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Dellanney Maxwell Snyder to request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) in an R-85 (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 southwest corner of Citadel Drive and Brook Forest Drive at 1384 Brook Forest Drive. The property has approximately 100 feet of frontage on Brook Forest Drive and 180 feet of frontage on Citadel Drive and contains 0.41 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** APPROVAL with CONDITIONS

**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 with Conditions 9-0-0. A. Atkins moved, J. Johnson seconded for approval as recommended and conditioned by Staff.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval (6-0-0), with the following conditions: Limit number of training sessions to 15 per week; No more than 2 clients per session; and one (1) trainer on site.