



Legislation Details (With Text)

File #: 2017-1218 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 10/24/2017 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/14/2017 **Final action:** 11/14/2017
Title: SLUP-17-21827 Roger Edwards

Indexes:

Attachments: , ,

Date	Ver.	Action By	Action	Result
11/14/2017	1	Board of Commissioners - Zoning Meeting		
11/2/2017	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

SUBJECT:

SLUP-17-21827 Roger Edwards
COMMISSION DISTRICT(S): 4 & 6

PETITION NO: SLUP-17-21827

PROPOSED USE: Home Occupation with Customer Contact

LOCATION: 430 Tallwood Drive

PARCEL NO.: 18-013-08-001

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Request a Special Land Use Permit (SLUP) for home occupation (hair salon) with customer contact within an R-100 (Residential Medium Lot) District in accordance with Chapter 27-Article 4.1 Use Table and Article 4.2.31 of the DeKalb County Code. The property is located on the southwest corner of Tallwood Drive and South Susan Creek Drive at 430 Tallwood Drive, Stone Mountain, GA. The property has approximately 213 feet along the southeast side of Tallwood Drive and 120 feet along the west side of S. Susan Creek Drive and contains 0.48 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Conditions

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: Based on the submitted information, it appears that the in-home hair salon meets the criteria of the DeKalb County Zoning Ordinance for a special land use permit allowing a home occupation with customer contact. The proposed hair salon within the single-family residence should not have any adverse impact on adjacent and surrounding properties. Planning Staff's recommended conditions should mitigate anticipated impacts. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the subdivision. Given that the existing driveway can accommodate off-street parking for clients, there should be no impact on adjacent properties. The proposed hair salon 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 with the attached conditions".

PLANNING COMMISSION VOTE: Approval with Conditions. 7-0-0. L. Osler moved, J. West seconded for approval as recommended and conditioned by staff with an amendment to condition #2 to read, "Licensed cosmetologists", instead of "licensed beauticians".

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Condition 8-4-1. Council recommended "Approval" with the following conditions: 1) Hours limited to Tuesday through Saturday 9:00 a.m. to 7:00 p.m.; and 2) SLUP shall not be transferrable beyond the applicant.