



## Legislation Text

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File #: 2022-2541, Version: 1

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

**SUBJECT:**

**COMMISSION DISTRICT(S):** Commission District 04 Super District 07

**Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District, at 6651 Princeton Park Court.**

**PETITION NO:** N10-2022-2541 SLUP-23-1246189

**PROPOSED USE:** In-home, childcare facility for up to six (6) children.

**LOCATION:** 6651 Princeton Park Court, Lithonia, Georgia 30058.

**PARCEL NO. :** 16-127-02-020

**INFO. CONTACT:** Brandon White, Planning Manager

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot -100) Zoning District. The property is located on the east side of Princeton Park Court, at 6651 Princeton Park Court in Lithonia, Georgia. The property has approximately 92 feet of frontage along Princeton Park Court and contains 0.36 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Denial.

**PLANNING STAFF:** Denial.

**STAFF ANALYSIS:** The applicant is seeking a special land use permit (SLUP) to establish a child day care facility (up to six (6) children). The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the *Comprehensive Plan*. The subject property is located in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal permits a small-scale childcare service that may serve the needs of its immediate residential community. The site should be adequate for a small childcare service in a residential setting. Adverse impacts based on the manner and time of operation should be minimal. The proposed hours of operation are 6:30am to 6:00pm; Monday through Friday. No significant regulatory issues have been raised related the proposed operation. State records indicate

that the nearest day care facility to the subject property is 931 linear feet. Section 4.2.19 D states “no child day care facility shall be located within one thousand (1,000) feet of another child day care facility.” Therefore, upon review of Sections 7.4.6, 7.4.7 C, and 4.2.19 of the *Zoning Ordinance*, staff recommends “Disapproval of the special land use permit request”.

**PLANNING COMMISSION VOTE: Denial 9-0-0.** LaSonya Osler moved, Jana Johnson seconded for Denial, per Staff recommendation. The Applicant was not present.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-1.**