



DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030

Legislation Text

File #: 2017-1221, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

SLUP-17-21824 Tawanda & Vincent Vauss

COMMISSION DISTRICT(S): 5 & 7

PETITION NO: SLUP-17-21824

PROPOSED USE: Personal Care Home up to six (6) residents

LOCATION: 7566 Union Grove Road

PARCEL NO.: 16-186-01-007

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Request a Special Land Use Permit (SLUP) to increase the number of residents in an existing personal care home from 3 to 6 residents within the R-85 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Articles 4.2.41.A & B of the DeKalb County Code. The property is located on the north side of Union Grove Road, approximately 572 feet east of Poplar Falls Avenue in unincorporated DeKalb County at 7566 Union Grove Road, Lithonia, Georgia. The property has approximately 284 feet of frontage along the north side of Union Grove Road and contains 2.85 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Condition

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: The proposed SLUP (Special Land Use Permit) request seeks to expand the existing personal care home from 3 to 6 residents. The application meets the criteria of the zoning ordinance for a personal care home for up to six (6) persons. Located on a minor arterial (Union Grove Road), 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 the attached conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions. 7-0-0. M. Butts moved, J. Johnson seconded for approval as recommended and conditioned by Staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Condition 5-1-1. Council recommended approval with added condition that the SLUP be non-transferable to another property owner.