



## Legislation Text

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**File #:** 2017-1493, **Version:** 1

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**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 4 & 7

**Title:** SLUP 18 21936 Doreen Jordan.

**PETITION NO:** SLUP 18 21936

**PROPOSED USE:** Child Day Care Facility

**LOCATION:** 7157 Waters Edge Drive Stone Mountain, Georgia

**PARCEL NO.:** 18 030 02 028

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Doreen Jordan for a Special Land Use Permit for an-in home child day care facility for up to six (6) children in an RSM (Small Lot Residential Mix) District, in accordance with Section 27-4.1 (4.2.19) of the DeKalb County Code. The property is located on the south side of Waters Edge Drive, approximately 900 feet east of North Deshon Road at 7157 Waters Edge Drive in Stone Mountain, Georgia. The property contains approximately 125 feet of frontage along Waters Edge Drive and contains .28 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** NO VOTE

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS

**PLANNING STAFF:** APPROVAL WITH CONDITIONS

**PLANNING STAFF ANALYSIS:** Based on the submitted information, it appears that the application meets the criteria of the zoning ordinance for a Special Land Use Permit for a child day care facility for up to six children in an existing single family residential structure. The proposed child day care facility is not expected to have a negative impact on the surrounding neighborhood, due to the proposed hours of operation (6:30 AM to 6:30 PM, Monday through Friday), and the relatively small number of children. There would be no changes to the exterior of the house in which the day care facility would be operating, so that the existing residential character of the property would remain unchanged. The existing drive can accommodate parking for four (4) vehicles. Adequate indoor and outdoor play areas with fencing will be provided in accordance with County and State

Codes. Located within a Suburban Character area designated by the 2005-2025 Comprehensive Land Use Plan Map, the proposed use is consistent with the following plan strategies: Create neighborhood focal points by locating schools, community centers, or well-designed small commercial centers at suitable locations within walking distance of residences (SCAS18); and Focus educational programs to meet the needs of all students (PS8); Encourage the development of social programs that will serve all ages (PS11). The applicable requirements of the R-SM (Residential Small Lot Mix) District have been met. To promote the successful operation of the facility, the Department of Planning and Sustainability recommends that the facility be operated in a manner that would improve compatibility with the surrounding single-family area. The Department of Planning and Sustainability recommends “**APPROVAL CONDITIONAL**” with the attached recommended conditions.

**PLANNING COMMISSION VOTE: APPROVAL WITH CONDITIONS 8-0-0. L. Osler moved, and P. Womack, Jr. seconded for approval as recommended and conditioned by Staff.**

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: NO VOTE 6-5-1.** Twelve members were present. There were two rounds of votes. Six members voted to approve. Five recommended denial. A majority vote requires 8 votes (half of active members plus one).