



DeKalb County Government

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

Legislation Text

File #: 2018-2451, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

N22 Atlanta Dream Center Z-18-1235091

PETITION NO: Z-18-1235091

PROPOSED USE: Transitional Home for Up To 12 Adult Women

LOCATION: 1753 & 1727 Stephenson Road

PARCEL NO.: 16-191-03-007 & 16-191-03-008

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District to operate a transitional home for up to twelve (12) adult women. The property is located on the south side of Stephenson Road, approximately 61 feet east of Vigo Drive at 1753 and 1727 Stephenson Road, Lithonia, Georgia. The property has approximately 449 feet of frontage along the south side of Stephenson Road and contains 8.4 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Conditions

PLANNING COMMISSION: Approval Conditional

PLANNING STAFF: Approval with Conditions

PLANNING STAFF ANALYSIS: The applicant is requesting to rezone the property from the R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District to operate a transitional home for up to twelve (12) adult women. Located within a Suburban Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1 (Local Commercial) District for a transitional housing facility is consistent with the following Housing Special Needs Plan Policy: Increase the availability of special needs housing to meet the growing population. The approval of the C-1 district on the subject site for the transitional facility only will not affect the existing use or usability of adjacent or nearby properties. The proposed use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, vibration or manner of operation. Given that Stephenson Road is a two-lane collector, the proposed transitional home for 12 adult women should not cause an excessive burden on existing streets and transportation

facilities. The proposed use will have no impact on area schools. Therefore, the Department of Planning and Sustainability recommends, “Approval, subject to the attached conditions”.

PLANNING COMMISSION VOTE: 8-0-0. M. Butts moved, J. Johnson seconded for approval with Staff’s conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: 6-2-1/The Community Council recommended approval of the rezoning with a condition that the transitional care home be operated only by the Atlanta Dream Center.