



## Legislation Text

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**File #:** 2018-1638, **Version:** 2

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**Public Hearing:** YES  NO

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** 5 & 7

N10. SLUP 18 22032 Marlyn Wallace.

**PETITION NO:** SLUP 18 22032

**PROPOSED USE:** Personal Care Home

**LOCATION:** 2053 South Stone Mountain Lithonia Road

**PARCEL NO.:** 16 100 06 004

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application of Marilyn Wallace to request a Special Land Use Permit (SLUP) to allow a personal care home for 6 residents within the R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41.A & B of the DeKalb County Code. The property is located on the south side of South Stone Mountain Lithonia Road, approximately 345 feet east of South Deshon Road at 2053 South Stone Mountain Lithonia Road in Lithonia, Georgia. The property has approximately 120 feet of frontage along South Stone Mountain Lithonia Road and contains 1.25 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** DENIAL

**PLANNING COMMISSION:** APPROVAL WITH CONDITIONS

**PLANNING STAFF:** APPROVAL WITH CONDITIONS

**PLANNING STAFF ANALYSIS:** : The proposal is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7) Based on the submitted information, the property has adequate area to provide privacy and open space for a group personal care home, and there is sufficient space in the house to provide beds for six client residents and one staff person. A group personal care home is not expected to increase traffic to levels that would create congestion in the area along this minor arterial road (South Stone Mountain Lithonia Road). The group personal care home will function as a residence, and as such, will be

compatible with the commercial uses and other residences and along South Stone Mountain Lithonia Road and in the surrounding area. Therefore, the Department of Planning and Sustainability recommends “Approval” with the following attached conditions.

**PLANNING COMMISSION VOTE:** Approval with conditions 7-0-0. M. Butts moved, L. Osler seconded for approval as recommended and conditioned by Staff.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: DENIAL 9-0-1.** Eight District 5 CC members were against the requested SLUP for a personal care home due to the overabundance of personal care homes within DeKalb County and within several miles of the subject site. One CC 5 council member abstained. Another CC 5 council member voted to defer the requested SLUP which is not reflected in the vote tally.