



DeKalb County Government

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

Legislation Text

File #: 2018-2795, Version: 2

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of Sheryl Campbell to rezone property from R-75 (Medium Density Residential-75) to O-I (Office-Institutional) to allow use of an existing building for an adult day care center, at 2606 Whites Mill Road.

PETITION NO: N7. Z-18-1235215

PROPOSED USE: Adult Day Care Center

LOCATION: 2606 Whites Mill Road, Decatur

PARCEL NO.: 15-118-06-002

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Sheryl Campbell to rezone property from R-75 (Medium Density Residential-75) to O-I (Office-Institutional) to allow use of an existing building for an adult day care center. The property is located on the south side of Whites Mill Road, approximately 641 feet south of H.F. Shepherd Drive, at 2606 Whites Mill Road, Decatur. The property has approximately 590 feet of frontage on Whites Mill Road and contains 3.3 acres.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: The proposal is consistent with 2035 Comprehensive Plan policies that encourage the provision of support services for at-need residents. The proposed adult day care center is not expected to have a negative impact on the surrounding neighborhood, due to the proposed hours of operation (8:00 AM to 2:00 PM, Monday thru Friday), and the relatively small number of clients on a 3.3-acre lot and in a building that was originally constructed for use by a greater number of people. In addition, the thickly growing trees on the majority of the property provide a substantial screen for residential properties to the east and southeast, and the property is separated from residential properties to the west by the 50-foot right-of-way of Whites Mill Road.

Therefore, the Planning and Sustainability Department recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions, 6-0-0. V. Moore moved, J. Johnson seconded for approval with Staff’s conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: No quorum. All six Board members present at the CC3 meeting recommended approval based on the favorable reaction by affected neighbors at the pre-community meeting and on the high level of competence shown by the applicant in the presentation.