



# DeKalb County Government

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

## Legislation Text

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File #: 2017-0903, Version: 1

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**Public Hearing:** YES  NO       **Department:** Planning & Sustainability

**SUBJECT:**

Special Land Use Permit, SLUP-17-21707 Vanessa Charles.

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

**PETITION NO:** SLUP-17-21707

**PROPOSED USE:** Personal Care Home for up to four (4) persons

**LOCATION:** 4405 Rockbridge Road

**PARCEL NO.:** 18-041-03-006

**INFORMATION CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Request a Special Land Use Permit to allow a personal care home for up to four (4) residents on property zoned NS (Neighborhood Shopping) District in accordance with Chapter 27-Article 4.1 Use Table and Article 4.4.41 of the DeKalb County Code. The property is located on the south side of Rockbridge Road, approximately 72 feet west of Hambrick Road in unincorporated DeKalb County at 4405 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 120 feet of frontage along the south side of Rockbridge Road and contains 0.54 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval

**PLANNING COMMISSION:** Approval with Conditions

**PLANNING STAFF:** Approval with Conditions

**PLANNING STAFF ANALYSIS:** The proposed SLUP (Special Land Use Permit) request seeks to operate a personal care home for 4 residents in the existing residential structure. The application meets the criteria of the zoning ordinance for a personal care home for up to four (4) persons. Located on a minor arterial (Rockbridge Road), there should be little or no impact on traffic. There will be no physical changes to the exterior of the existing single-family residential structure. Therefore the building will be compatible in character with existing and surrounding single-family residences in the area. The proposed use is consistent with 2035 Comprehensive Plan Housing Policies: Increase the availability of special needs housing to meet the growing population; and

utilize the zoning code to provide a variety of housing opportunities and choices to better accommodate the needs of residents. The Department of Planning and Sustainability recommends, “Approval with the attached conditions”.

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

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** Approval. 9-2-1.