



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-2166 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 5/29/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 7/24/2018 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Indexes:
Attachments: 1. Staff Report and Attachments, 2. RECOMMENDED CONDITIONS, 3. 2018 07.24 Item 2018-2166 Approved Conditions

Date	Ver.	Action By	Action	Result
7/24/2018	1	Board of Commissioners - Zoning Meeting	approved	Pass
7/10/2018	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

SUBJECT: Special Land Use Permit - Lynn Bailey

COMMISSION DISTRICT(S): 5 & 7

PETITION NO: N9. SLUP-18-22287

PROPOSED USE: Child day care facility.

LOCATION: 7727 Stonemeadow Trail, Lithonia.

PARCEL NO.: 16-197-02-033

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Special Land Use Permit for a child day care facility of six or fewer children, in accordance with Chapter 27, Article 4, Table 4.1 Use Table. The property is located on the west side of Stone Meadow Trail, approximately 264 feet from the corner of Stone Meadow Trail and Pleasant Hill Trail, at 7727 Stonemeadow Trail, Lithonia, and contains .21 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL

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 as a Type II Home Occupation 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 (6:00 AM to 6:00 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 continue. The proposed child day care facility is consistent with the policies of the 2035 DeKalb County Comprehensive Plan that foster stable communities in which working parents may rely on reliable child care while they are at work. The presence of small child care facilities in established residential neighborhoods supports the efforts of parents and guardians to maintain schedules that allow them to work while raising families. Therefore, the Planning and Sustainability Department recommends “Approval” with conditions.

PLANNING COMMISSION VOTE: **Approval with Conditions, as recommended by Staff, 8-0-0.** M. Butts moved and J. Johnson seconded for approval with Staff's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval 6-0-0.** No quorum present. The six members in attendance voted unanimously for “Approval”.