



DeKalb County Government

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

Legislation Details (With Text)

File #: 2018-3072 **Version:** 2 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 11/30/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/22/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
Application of Michelle Williams for a Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) district, at 3004 Kenville Lane.

Indexes:

Attachments: 1. Staff Report and Attachments, 2. Staff-Recommended Conditions, 3. Comments by Land Development, Transportation Divisions

Date	Ver.	Action By	Action	Result
1/22/2019	2	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/8/2019	2	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of Michelle Williams for a Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) district, at 3004 Kenville Lane.

PETITION NO: N13. SLUP-19-1235315

PROPOSED USE: Child Care Facility

LOCATION: 3004 Kenville Lane, Decatur

PARCEL NO. : 15-040-05-018

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Michelle Williams for a Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the north side of Kenville Lane, approximately 416 feet east of Conley Downs Drive, at 3004 Kenville Lane, Decatur. The property has approximately 59 feet of frontage on Kenville Lane and contains 0.38 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: APPROVAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: The proposed child day care facility is consistent with policies of the 2035 DeKalb County Comprehensive Plan that support the provision of convenient child care for working parents. By providing day care within a familiar neighborhood setting, they encourage children to develop a sense of place. In-home child day care facilities promote reduction of traffic congestion, consistent with Comprehensive Plan land use policies: they allow parents to drop off and pick up children by using local streets within residential neighborhoods and may thus reduce traffic congestion on major roads during peak commuting hours. The day care facility satisfies the considerations and supplemental regulations for a Special Land Use Permit and is expected to be operated in a manner that would not have an adverse impact on adjoining land uses. Implementation of the conditions recommended by Staff would enable the facility to meet State and County requirements and regulations. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions, 8-0-0. V. Moore moved, A. Atkins seconded for approval with conditions as recommended by Staff.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval, 6-2-2. The Community Council Board did not state reasons for recommendation. No opposing neighbors appeared at the meeting.