



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2018-3071    **Version:** 2    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 11/30/2018    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 3/26/2019    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 5 & 7  
Application of Sam and Kimberly A. Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, at 3903 Snapfinger Road.

### Indexes:

**Attachments:** 1. Staff Report & Attachments- January 2019, 2. Comments by Land Development, Transportation Divisions, 3. Staff Report & Attachments - March 2019, 4. Recommended Condition, 5. Ordinance and Final Conditions SLUP-19-1235312 Sam & Kimberly A. Underdue

Date	Ver.	Action By	Action	Result
3/26/2019	2	Board of Commissioners - Zoning Meeting	approved	Pass
3/5/2019	2	Planning Commission	approved with conditions per staff recommendation	Pass
1/22/2019	2	Board of Commissioners - Zoning Meeting	Full cycle deferral	Pass
1/8/2019	2	Planning Commission	Full cycle deferral per staff recommendation	Pass

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

### SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Sam and Kimberly A. Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, at 3903 Snapfinger Road.

**PETITION NO:** D1. SLUP-19-1235312

**PROPOSED USE:** Child Caring Institution

**LOCATION:** 3903 Snapfinger Road

**PARCEL NO.:** 15-033-01-071

**INFO. CONTACT:** Marian Eisenberg

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

### PURPOSE:

Application SLUP-19-1235312 of Sam and Kimberly A. Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the

west side of Snapfinger Road, approximately 185 feet north of Conley Downs Drive, at 3903 Snapfinger Road, Decatur. The property has approximately 97 feet of frontage on Snapfinger Road and contains 0.44 acre.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** (2-11-19) APPROVAL. (12-10-19) DEFERRAL.

**PLANNING COMMISSION:** (3-5-19) APPROVAL WITH A CONDITION. (1-8-19) FULL CYCLE DEFERRAL.

**PLANNING STAFF:** APPROVAL WITH A CONDITION.

**STAFF ANALYSIS:** The proposed child caring institution 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) In addition, because the size, scale, and appearance of the existing single-family home will be maintained, the proposed use is compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan: “Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.” The child caring institution would provide a residential living environment on a 24-hour, seven-day-per-week basis. There is no reason to suppose that the operation of the facility, which would be similar to that of a typical residential household, would create adverse impacts on adjoining land uses. The proposed use would be consistent with the needs of the DeKalb County community as a whole to provide supportive homes for teenagers who are need an alternative to their family environment. The proposed CCI does not appear to be in conflict with the overall objectives of the comprehensive plan, as it is consistent with Comprehensive Plan policies to increase the availability of special needs housing and to protect the character of stable single-family neighborhoods. Therefore, the Department of Planning & Sustainability recommends, “**Approval with a condition**”.

**PLANNING COMMISSION VOTE:** (3-5-19) Approval with a Condition, 8-0-0. E. Patton moved and V. Moore seconded for approval with Staff's conditions. (1-8-19) Full Cycle Deferral, 7-0-0. J. Johnson moved, J. West seconded for a full cycle deferral. L. Osler was not present for this vote.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** (2-11-19) Approval, 9-0-0. No opposition. Vote was unanimous for approval. (12-10-18) Deferral. The Community Council Board were informed of the applicant's request for deferral and did not hear the item.