



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-3214 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 1/14/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 3/26/2019 **Final action:** 3/26/2019
Title: COMMISSION DISTRICT(S): 5 & 7
Application of Claudette Lawrence to request a Special Land Use Permit (SLUP) in an R-85 (Residential Medium Lot) District to operate an adult day care facility for up to six people within an existing single -family residence, at 1794 Nicole Lane.

Indexes:

Attachments: 1. Recommended Conditions SLUP 19 1243042, 2. Staff Report SLUP 19 1243042, 3. Ordinance and Final Conditions SLUP-19-1243042 Claudette Lawrence

Date	Ver.	Action By	Action	Result
3/26/2019	1	Board of Commissioners - Zoning Meeting	approved	Pass
3/5/2019	1	Planning Commission	approval with modified conditions to read as follows:	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Claudette Lawrence to request a Special Land Use Permit (SLUP) in an R-85 (Residential Medium Lot) District to operate an adult day care facility for up to six people within an existing single -family residence, at 1794 Nicole Lane.

PETITION NO: N6. SLUP-19-1243042

PROPOSED USE: Adult Day Care Facility

LOCATION: 1794 Nicole Lane, Lithonia, Georgia

PARCEL NO.: 16-188-04-025

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Claudette Lawrence to request a Special Land Use Permit (SLUP) in an R-85 (Residential Medium Lot) District to operate an adult day care facility for up to six people within an existing single -family residence. The property is located on the northeast corner of Reginald Court and Nicole Lane, approximately 195 feet south of Lowilla Lane at 1794 Nicole Lane, Lithonia, Georgia. The property has approximately 195 feet of frontage along the east side of Nicole lane and 123 feet of frontage along the north side of Reginald Court and contains 0.6 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

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 an adult day care facility for up to six (6) persons in an existing single- family residential structure. The proposed adult day care facility is not expected to have a negative impact on the surrounding neighborhood, due to the proposed hours of operation (7:00 AM to 5:00 PM, Monday through Friday), and the limited number of clients. The existing drive can accommodate parking for four (4) vehicles. Located within a Suburban Character area designated by the 2035 Comprehensive Land Use Plan Map, the proposed use is consistent with the following plan strategy: The non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of the surrounding residents. The applicable requirements of the R-85 (Residential Medium Lot) District have been met. The Department of Planning and Sustainability recommends, **“Approval with Staff’s recommended conditions”**.

PLANNING COMMISSION VOTE: Approval w/Staff’s Conditions 8-0-0. A. Atkins moved, P. Womack, Jr. seconded for approval with Staff’s conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.