



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4347 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 9/24/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 11/21/2019 **Final action:** 11/21/2019
Title: COMMISSION DISTRICT(S): 2 & 6
Application of Brookhaven Consultations & Training, LLC for a Special Land Use Permit (SLUP) to allow a home occupation with customer contact in an R-85 (Residential Medium Lot) District, at 1346 Sheffield Drive.

Indexes:

Attachments: 1. SLUP 19 1243486 Staff Report, 2. Recommended Conditions

Date	Ver.	Action By	Action	Result
11/21/2019	1	Board of Commissioners - Zoning Meeting		
11/7/2019	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Brookhaven Consultations & Training, LLC for a Special Land Use Permit (SLUP) to allow a home occupation with customer contact in an R-85 (Residential Medium Lot) District, at 1346 Sheffield Drive.

PETITION NO: N3. SLUP-19-1243486

PROPOSED USE: Counseling/Training/Coaching

LOCATION: 1346 Sheffield Drive, Atlanta

PARCEL NO. : 18-109-09-008

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application SLUP-19-1243486 of Brookhaven Consultations & Training, LLC to allow a home occupation with customer contact in an R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table. The property is located on the north side of Sheffield Drive, approximately 45 feet east of Briarcliff Road at 1346 Sheffield Drive in Atlanta. The property has approximately 190 feet of frontage along Sheffield Drive and contains 0.36 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: FULL CYCLE DEFERRAL.

PLANNING COMMISSION: APPROVAL WITH CONDITIONS.

PLANNING STAFF: APPROVAL WITH CONDITIONS.

STAFF ANALYSIS: If conditioned as recommended by staff, the proposed home occupation would be compatible with adjacent and nearby single-family residential properties and is not expected to generate objectionable off-site impacts. It would operate during hours and at levels of customer contact that are comparable to those of social gatherings and activities that are commonly found in residential neighborhoods. The home occupation would generate traffic by passenger vehicles, which characteristically travel to a single-family neighborhood. If potential congestion and vehicular conflicts are controlled by allowing only on-site parking (as proposed by the applicant and recommended by staff), an advantage of the location near the Briarcliff Road intersection is that customer vehicles would not need to drive far into the neighborhood to reach the property. Because it would not cause negative impacts on the surrounding neighborhood, the requested Special Land Use Permit is consistent with the following policy of the Suburban character area: “Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.” (Policy No. 1) Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 8-0-0. A. Atkins moved, G. McCoy seconded for approval with Staff’s conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Deferral 6-0-0. The Community Council Board voted to defer the application full cycle because the members wanted to know more about the hours of operation and days of use, and they wanted input from the neighborhood.