



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4709 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 11/25/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/28/2020 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Application of Angela Burke for a Special Land Use Permit (SLUP) to allow a home occupation (Life Health Coaching and Therapy) with customer contact within the Greater Hidden Hills Overlay District in an R-85 (Residential Medium Lot) District, at 4796 Manly Court.

Indexes:

Attachments: 1. Recommended Conditions SLUP 20 1243612, 2. N3 SLUP 20 1243612 Staff Report

Date	Ver.	Action By	Action	Result
1/28/2020	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/7/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Angela Burke for a Special Land Use Permit (SLUP) to allow a home occupation (Life Health Coaching and Therapy) with customer contact within the Greater Hidden Hills Overlay District in an R-85 (Residential Medium Lot) District, at 4796 Manly Court.

PETITION NO: N3. SLUP-20-1243612 (2019-4709)

PROPOSED USE: Home Occupation with Customer Contact

LOCATION: 4796 Manly Court,

PARCEL NO. : 16-004-01-060

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Angela Burke for a Special Land Use Permit (SLUP) to allow a home occupation (Life Health Coaching and Therapy) with customer contact within the Greater Hidden Hills Overlay District in an R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code. The property is located on the cul-de-sac of Manly Court, approximately 580 feet east of the intersection of Manly Court and Devon Court, at 4796 Manly Court, Stone Mountain, GA. The property has approximately 51 feet of frontage along the cul-de-sac of Manly Court and contains 0.34 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with Conditions.

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposed in- home occupation with customer contact should not have any adverse impact on adjacent and surrounding properties. The exterior of the existing single-family residence is not proposed for alterations, therefore remaining compatible with surrounding dwellings in the area. Given that the existing driveway can accommodate off-street parking for clients, there should be no impact on adjacent properties. The proposed use would not create adverse impacts on adjoining properties by way of noise, smoke, odor, dust or vibration. Therefore, the recommendation of the Planning and Sustainability Department is for, "Approval, subject to Staff's recommended conditions".

PLANNING COMMISSION VOTE: Approval with Conditions 7-2-0. G. McCoy moved, L. Osler seconded for Approval with Conditions, per Staff recommendation with a change to condition #2 to note a 30-minute gap between appointments; and, an added condition #8 to read: "No group therapy sessions at any time". The motion passed 7-2-0. E. Patton and G. McCoy opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval with Conditions 8-1-0. SLUP is non-transferable to another user.