



DeKalb County Government

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

Legislation Details (With Text)

File #: 2020-0082 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 1/13/2020 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 5/28/2020 **Final action:**
Title: COMMISSION DISTRICT(S): 2 & 6
Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.

Indexes:

Attachments: 1. Recommended Conditions SLUP 20 1243735, 2. N1 Sharon A. Sandinoff SLUP 20 1243735 5-28-2020 BOC Staff report, 3. Revised Conditions

Date	Ver.	Action By	Action	Result
5/28/2020	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
3/3/2020	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 Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.

PETITION NO: N1. SLUP-20-1243735 (2020-0082)

PROPOSED USE: In-home Occupation (cosmetology studio/ hair salon)

LOCATION: 1737 Reindeer Drive

PARCEL NO. : 18-111-07-033

INFO. CONTACT: Karen Hill

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) 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 south side of Reindeer Drive, approximately 247 feet east of Holly Lane and approximately 277 feet west of North Holly Lane, at 1737 Reindeer Drive, Atlanta, GA. The property has approximately 90 feet of frontage along the south side of Reindeer Drive and contains 0.33 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: No Quorum.

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, it is the recommendation of the Planning and Sustainability Department that the application be, "Approved, subject to Staff's recommended conditions".

PLANNING COMMISSION VOTE: 7-0-1. P. Womack, Jr. moved. L. Osler seconded for approval with modification to condition #2: Start time of 7:30 a.m. on Thursdays and close time of "90 minutes after sunset" on Saturdays, no later than 9:00 p.m. The Board also asked for a clearer definition of the operation times to be defined before the BOC. V. Moore abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: No quorum. The three members present were in favor of the petition with conditions that the owner be the only operator and that the SLUP is non-transferable to another user.