



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2121 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 1/29/2021 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 3/25/2021 **Final action:** 3/25/2021
Title: COMMISSION DISTRICT(S): 2 & 6
Application of Glory Be, Inc. requesting a Special Land Use Permit (SLUP) to allow a Home Occupation with Customer Contact (hair salon) within an existing single-family home in the R-100 (Residential-Medium Lot-100) District, at 2047 North Ridgeway Road.

Indexes:

Attachments: 1. SLUP-21-1244540 Recommended Conditions, 2. SLUP-21-1244540 Staff Report March 2021 BOC

Date	Ver.	Action By	Action	Result
3/25/2021	1	Board of Commissioners - Zoning Meeting	approved per staff's conditions	Pass
3/4/2021	1	Planning Commission		

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 2 & 6

Application of Glory Be, Inc. requesting a Special Land Use Permit (SLUP) to allow a Home Occupation with Customer Contact (hair salon) within an existing single-family home in the R-100 (Residential-Medium Lot-100) District, at 2047 North Ridgeway Road.

PETITION NO: N14. SLUP-21-1244540 2021-2121

PROPOSED USE: Home occupation (hair salon), with customer contact.

LOCATION: 2047 N. Ridgeway Road, Atlanta, Ga.

PARCEL NO. : 18-195-09-020

INFO. CONTACT: Rachel Bragg, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Glory Be, Inc. requesting a Special Land Use Permit (SLUP) to allow a Home Occupation with Customer Contact (hair salon) within an existing single-family home in the R-100 (Residential-Medium Lot-100) District, in accordance with Chapter 27, Article 4, Use Table 4.1. The property is located on the northeast side of North Ridgeway Road, approximately 150 feet east of Fisher Trail, at 2047 North Ridgeway Road in Atlanta. The property has approximately 100 feet of frontage on North Ridgeway Road and contains 0.58 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The proposed hair salon home occupation with customer contact would be compatible with adjacent and nearby single-family residential properties and is not expected to generate any impacts, provided that is limited as recommended in the conditions. It would operate during hours and at levels of customer contact that are comparable to those of other activities commonly found within suburban residential neighborhoods. The home occupation would generate passenger vehicle traffic, with is common in neighborhoods. The proposed use would be consisted with the 2035 Comprehensive Plan Policy 1. Residential Protection - Protect stable neighborhoods from in-compatible development that could alter established single-family residential development patterns and density. Therefore, Staff recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: **Approval with Conditions 9-0-0.** A. Atkins moved, L. Osler seconded for approval with Staff's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval 5-0-0.**