



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2126 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 1/29/2021 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 5/27/2021 **Final action:**
Title: COMMISSION DISTRICT(S): 5 & 7
Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District, at 4552 Dorset Circle.

Indexes:

Attachments: 1. SLUP-21-1244575 Recommended Conditions, 2. SLUP 21 1244575 Staff Report May 2021, 3. SLUP-21-1244575 Staff Report March 2021

Date	Ver.	Action By	Action	Result
5/27/2021	1	Board of Commissioners - Zoning Meeting		
5/6/2021	1	Planning Commission	approved with conditions per staff recommendation	Pass
3/25/2021	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
3/4/2021	1	Planning Commission		

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District, at 4552 Dorset Circle.

PETITION NO: D10. SLUP-21-1244575 2021-2126

PROPOSED USE: Child Care Institution

LOCATION: 4552 Dorset Circle, Decatur, Ga.

PARCEL NO. : 15-130-08-074

INFO. CONTACT: Dustin Jackson, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District. The property is located on east side of Dorset Circle, at 4552 Dorset Circle, Decatur. The property has approximately 95 feet of frontage on Dorset Circle and contains 0.37 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: April 2021 Deferral; Feb. 2021 - Approval.

PLANNING COMMISSION: May 6, 2021 - Approval with Conditions. March 4, 2021 - Defer to BOC.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: Based on the impact analysis and land use analysis above, the Special Land Use Permit request is consistent with the intent of the 2035 Comprehensive Plan. The Special Land Use proposal does not include expansion of the existing single-family home. The Special Land Use request provides a residential service to the surrounding community. The request may generate limited negative impacts on current neighborhood and on the natural environment. Based on the information provided, the department of planning and sustainability recommends “Approval with Conditions”.

PLANNING COMMISSION VOTE: May 6, 2021 - Approval with Conditions 8-0-0. Gwendolyn McCoy moved, Edward Patton seconded for Approval with Conditions, per Staff recommendation. March 4, 2021 - **Final Motion: Defer to BOC 8-0-1.** J. West moved, A. Atkins seconded to Defer to the Board of Commissioners; G. McCoy abstained. **1st Motion:** E. Patton moved for denial; motion failed due to lack of a 2nd. **2nd Motion:** J. Johnson moved, V. Moore seconded for a two-cycle deferral; motion failed 4-4-1.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: April 2021 - Deferral 11-0-0; Feb. 2021 - Approval 7-2-0.