



DeKalb County Government

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

Legislation Details (With Text)

File #: 2021-2643 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 5/24/2021 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 7/29/2021 **Final action:**
Title: COMMISSION DISTRICT(S): 3 & 6
Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential -75) District, at 3008 Rollingwood Lane.

Indexes:

Attachments: 1. SLUP-21-1244899 Recommended Conditions, 2. SLUP-21-1244899 Staff report July 2021

Date	Ver.	Action By	Action	Result
7/29/2021	1	Board of Commissioners - Zoning Meeting		
7/8/2021	1	Planning Commission	defer to the Board of Commissioners with no recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 3 & 6

Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential -75) District, at 3008 Rollingwood Lane.

PETITION NO: N6. SLUP-21-1244899 (2021-2643)

PROPOSED USE: In-house child day care facility.

LOCATION: 3008 Rollingwood Lane.

PARCEL NO. : 15-084-05-068

INFO. CONTACT: Melora Furman, Sr. Planner

PHONE NUMBER: 404-371-4404

PURPOSE:

Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential - 75) District, in accordance with Table 4.1, Use Table. The property is located on the east side of Rollingwood Lane, approximately 355 feet northeast of Rollingwood Drive, at 3008 Rollingwood Lane, SE, Atlanta, GA. The property has approximately 65 feet of frontage and contains 0.35 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Defer to Board of Commissioners, with Conditions.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The proposal is consistent with the policies of the *2035 Comprehensive Plan* that support the provision of convenient childcare for working parents. By providing day care within a quiet residential neighborhood setting, the proposed day care facility can enable children to develop a sense of place. In addition, because the size, scale, and appearance of the home on the subject property would not be changed, the proposed use is compatible with Suburban Character Policy No. 1 of the Comprehensive Plan, which states: “Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density.” There is ample area in the rear yard for children to play, including play that involves running and other physically challenging activity. The proposed use would meet the requirements contained in the supplemental regulations of the zoning ordinance for a child day care facility. Finally, the proposed childcare operation is not expected to have an adverse effect on adjoining land uses. Therefore, the Department of Planning and Sustainability recommends “Approval with conditions”.

PLANNING COMMISSION VOTE: Defer to Board of Commissioners with Conditions 8-0-0. Vivian Moore moved, Jon West seconded to defer this application to the Board of Commissioners meeting on July 29, 2021, with Staff’s two (2) recommended conditions. Motion passed unanimously.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0.