



DeKalb County Government

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

Legislation Details (With Text)

File #: 2022-1992 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 7/26/2022 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 10/4/2022 **Final action:** 10/4/2022
Title: COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of Fugees Family Inc. c/o Janeya Hisle for a Special Land Use Permit (SLUP) to allow a public charter school within the existing buildings formerly owned by Northeast Baptist Church in the R-100 (Residential Medium Lot-100) zoning district, at 3201 Bolissa Drive.

Indexes:

Attachments: 1. SLUP-22-1245885 Sept 2022 Staff Report 3201 Bolissa Dr

Date	Ver.	Action By	Action	Result
10/4/2022	1	Board of Commissioners - Zoning Meeting		
9/6/2022	1	Planning Commission	withdrawn without prejudice per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐ **Department:** Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 01 Super District 07

Application of Fugees Family Inc. c/o Janeya Hisle for a Special Land Use Permit (SLUP) to allow a public charter school within the existing buildings formerly owned by Northeast Baptist Church in the R-100 (Residential Medium Lot-100) zoning district, at 3201 Bolissa Drive.

PETITION NO: N15. SLUP-22-1245885 (2022-1992)

PROPOSED USE: Public charter school, within existing buildings.

LOCATION: 3201 Bolissa Drive, Doraville, Georgia 30340

PARCEL NO. : 18-286-06-009, 18-286-06-020

INFO. CONTACT: John Reid, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Fugees Family Inc. c/o Janeya Hisle for a Special Land Use Permit (SLUP) to allow a public charter school within the existing buildings formerly owned by Northeast Baptist Church in the R-100 (Residential Medium Lot-100) zoning district, in accordance with Table 4.1, Use Table. The property is located on the east side of Chamblee Tucker Road and the south side of Bolissa Drive, at 4046 Chamblee Tucker Road and 3201 Bolissa Drive in Doraville, Georgia. The property has approximately 1,052 feet of frontage along Chamblee Tucker Road and 130 feet of frontage along Bolissa Drive and contains 5.16 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval with conditions.

PLANNING COMMISSION: Withdrawal without Prejudice.

PLANNING STAFF: Withdrawal without Prejudice.

STAFF ANALYSIS: The proposed request is to operate a public charter school (middle and high school) out of the two existing church buildings of the Northeast Baptist Church. Based on information submitted by the applicant after the Special Land Use Permit (SLUP) was filed (see attached “*Georgia Fugate Academy Charter School Charter*” and “*Georgia Department of Education QBE Payment Advice*”), the proposed charter school meets state requirements for elementary, middle, and high school education and is funded by a government agency as outlined in the *Zoning Ordinance* definition of “Public School” as follows: “*School, public: A building or group of buildings used for educational purposes, which meets state requirements for elementary, middle, or high school education, and that is funded by a government agency.*” “*Government Facilities*” and “*Public Schools*” are allowed as permitted uses in all zoning districts without a Special Land Use Permit (SLUP). Therefore, the Planning & Sustainability Department recommends “Withdrawal.”

PLANNING COMMISSION VOTE: **Withdrawal without prejudice 8-0-0.** Lauren Blaszyk moved, Jana Johnson seconded for withdrawal without prejudice, per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval with conditions 8-0-0.** The following conditions were recommended: 1) Develop a Campus Master Plan subject to the site plan submitted with the application; 2) 8-9-foot fence maintained by FFA; 3) Tree removal/ assessment; 4) 350 Max enrollment; 5) Curb cuts; 6) Buffer between school and residential area; 7) Security lighting; 8) No sports field or outdoor track; and, 9) Trash enclosure.