



DeKalb County Government

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

Legislation Details (With Text)

File #: 2022-2268 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 9/27/2022 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/26/2023 **Final action:** 1/26/2023
Title: COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Monique Hardnett for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the R-100 (Residential Medium Lot) zoning district, at 1193 Sherrington Drive.

Indexes:

Attachments: 1. SLUP-22-1246099 Recommended Conditions, 2. SLUP-22-1246099 Jan 2023 BOC Staff Report 1193 Sherrington Dr., 3. SLUP-22-1246099 Nov 2022 Staff Report 1193 Sherrington Dr

Date	Ver.	Action By	Action	Result
1/26/2023	1	Board of Commissioners - Zoning Meeting	withdrawn without prejudice	Pass
1/5/2023	1	Planning Commission		
11/17/2022	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
11/1/2022	1	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Monique Hardnett for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the R-100 (Residential Medium Lot) zoning district, at 1193 Sherrington Drive.

PETITION NO: D11-2022-2268 SLUP-22-1246099

PROPOSED USE: Childcare institute (CCI) for up to six (6) children.

LOCATION: 1193 Sherrington Drive, Stone Mountain, Georgia 30083

PARCEL NO. : 15-224-09-062

INFO. CONTACT: Brandon White, Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Monique Hardnett for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the R-100 (Residential Medium Lot) zoning district. The property is located on west side of Sherrington Drive opposite Bergen Court, at 1193 Sherrington Drive in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along

Sherrington Drive and contains 0.43 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: (Dec. 5, 2022) Denial. (Oct. 10, 2022) Approval.

PLANNING COMMISSION: (January 5, 2023) Approval with Conditions. (November 1, 2022) Approval with a condition.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The applicant is seeking a special land use permit (SLUP) to establish a child caring institution (for four (4) to six (6) children). The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the *Comprehensive Plan*. The subject property is located in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal permits a residential group home for “youths with developmental disabilities...[including intellectual disability, autism spectrum disorder, Down syndrome, and cerebral palsy]” that may serve the needs of its immediate residential community. The site should be adequate for the proposed use in a residential setting. The provided floor plan shows three bedrooms and two bathrooms for the children. The adverse impacts based on the manner and time of operation should be minimal, and the driveway is sufficient to accommodate at least four vehicles. No expansion or exterior modification of the existing structure is proposed. This application was first heard during the November 2022 zoning cycle. At that time, staff recommended a one cycle deferral to clarify the ages of the children and allow the applicant time to submit additional supporting documentation. The applicants have responded, clarifying that the children will be 4-16 years old and providing a supplemental document (attached). The document provides a detailed description of the proposed operations, staff training and certificates, and a list of answers to community questions and concerns. Therefore, upon review of Sections 7.4.6 and 4.2.41 of the *Zoning Ordinance*, staff recommends “Approval of the request, subject Staff’s recommended conditions”,

PLANNING COMMISSION VOTE: (January 5, 2023) Approval with Conditions 7-2-0. Jan Costello moved, LaSonya Osler seconded for Approval with three (3) conditions, per Staff recommendation. Vivian Moore and Edward Patton opposed. (November 1, 2022) Approval with one (1) condition 5-3-0. Jan Costello moved, Jon West seconded for approval with a condition that the age be restricted to 16 years old. Vivian Moore, Jana Johnson and Edward Patton opposed.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (Dec. 5, 2022) Denial 8-0-0. (Oct. 10, 2022) Approval 5-1-0.