



Legislation Details (With Text)

File #: 2022-2541 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 11/17/2022 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/26/2023 **Final action:**
Title: COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District, at 6651 Princeton Park Court.

Indexes:

Attachments: 1. SLUP-23-1246189 Jan 2023 Staff Report 6651 Princeton Pk Ct.

Date	Ver.	Action By	Action	Result
1/26/2023	1	Board of Commissioners - Zoning Meeting	denied	Pass
1/5/2023	1	Planning Commission		

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District, at 6651 Princeton Park Court.

PETITION NO: N10-2022-2541 SLUP-23-1246189

PROPOSED USE: In-home, childcare facility for up to six (6) children.

LOCATION: 6651 Princeton Park Court, Lithonia, Georgia 30058.

PARCEL NO. : 16-127-02-020

INFO. CONTACT: Brandon White, Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot -100) Zoning District. The property is located on the east side of Princeton Park Court, at 6651 Princeton Park Court in Lithonia, Georgia. The property has approximately 92 feet of frontage along Princeton Park Court and contains 0.36 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The applicant is seeking a special land use permit (SLUP) to establish a child day care facility (up 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 small-scale childcare service that may serve the needs of its immediate residential community. The site should be adequate for a small childcare service in a residential setting. Adverse impacts based on the manner and time of operation should be minimal. The proposed hours of operation are 6:30am to 6:00pm; Monday through Friday. No significant regulatory issues have been raised related the proposed operation. State records indicate that the nearest day care facility to the subject property is 931 linear feet. Section 4.2.19 D states “no child day care facility shall be located within one thousand (1,000) feet of another child day care facility.” Therefore, upon review of Sections 7.4.6, 7.4.7 C, and 4.2.19 of the *Zoning Ordinance*, staff recommends “Disapproval of the special land use permit request”.

PLANNING COMMISSION VOTE: Denial 9-0-0. LaSonya Osler moved, Jana Johnson seconded for Denial, per Staff recommendation. The Applicant was not present.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-1.