



DeKalb County Government

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

Legislation Text

File #: 2018-2190, **Version:** 1

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT: Special Land Use - Malana Stowers

COMMISSION DISTRICT(S): 4 & 6

PETITION NO: N7. SLUP 18 22312

PROPOSED USE: Home Occupation with Customer Contact (Dog Boarding with up to 3 Special Needs Dogs)

LOCATION: 4248 Rockbridge Heights Drive, Stone Mountain, Georgia

PARCEL NO.: 18 042 08 032

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Malana A. Stowers for a Special Land Use Permit (SLUP) for a home occupation with customer contact (Dog Boarding for up to three special needs dogs) in an R-100 (Single-Family Residential) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31-Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Rockbridge Heights Drive, approximately 300 feet west of Dixie Lee Lane, at 4248 Rockbridge Heights Drive in Stone Mountain, Georgia. The property has approximately 110 feet of frontage along Rockbridge Heights Drive and contains 0.25 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: APPROVAL

PLANNING COMMISSION: APPROVE WITH CONDITIONS

PLANNING STAFF: APPROVAL WITH CONDITIONS

PLANNING STAFF ANALYSIS: Based on the submitted information, it appears that the application meets the criteria of the zoning ordinance for a Special Land Use Permit (SLUP) for a Home Occupation with customer contact in an existing single family residential structure. While the Zoning Ordinance allows individual owners of single-family residential properties to care for up to three dogs as household pets, a SLUP is required to allow the pick-up, drop-off, and care of up to three dogs as a home occupation business in residential neighborhoods. The proposed dog boarding home occupation is not expected to have a negative impact on the

surrounding neighborhood, due to the proposed hours of operation (7:00 AM to 7:00 PM, Monday through Sunday), and the relatively small number of dogs (maximum of three dogs). There would be no changes to the exterior of the house in which the home occupation would be operating, so that the existing residential character of the property would remain unchanged. The existing drive can accommodate parking for four (4) vehicles. The property's fenced-in backyard should contain adequate outdoor play areas for dog care. The applicable requirements of the R-100 (Single-Family Residential) District have been met. To promote the successful operation of the facility, the Department of Planning and Sustainability recommends that the facility be operated in a manner that would improve compatibility with the surrounding single-family area. The Department of Planning and Sustainability recommends **"APPROVAL CONDITIONAL"** with Staff's recommended conditions.

PLANNING COMMISSION VOTE: APPROVE WITH CONDITIONS 8-0-0. J. West moved, J. Johnson seconded for approval with Staff's conditions.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: APPROVAL 11-0-0