



DeKalb County Government

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

Legislation Text

File #: 2018-3071, Version: 2

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Sam and Kimberly A. Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, at 3903 Snapfinger Road.

PETITION NO: D1. SLUP-19-1235312

PROPOSED USE: Child Caring Institution

LOCATION: 3903 Snapfinger Road

PARCEL NO.: 15-033-01-071

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application SLUP-19-1235312 of Sam and Kimberly A. Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the west side of Snapfinger Road, approximately 185 feet north of Conley Downs Drive, at 3903 Snapfinger Road, Decatur. The property has approximately 97 feet of frontage on Snapfinger Road and contains 0.44 acre.

RECOMMENDATIONS:

COMMUNITY COUNCIL: (2-11-19) APPROVAL. (12-10-19) DEFERRAL.

PLANNING COMMISSION: (3-5-19) APPROVAL WITH A CONDITION. (1-8-19) FULL CYCLE DEFERRAL.

PLANNING STAFF: APPROVAL WITH A CONDITION.

STAFF ANALYSIS: The proposed child caring institution is consistent with the following policy of the 2035 Comprehensive Plan: "Increase the availability of special needs housing to meet the growing population." (Housing Policy No. 7) In addition, because the size, scale, and appearance of the existing single-family home will be maintained, the proposed use is compatible with Suburban Character Area Policy No. 1 of the Comprehensive Plan: "Protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density." The child caring institution would provide a residential living environment on a 24-hour, seven-day-per-week basis. There is no reason to suppose that the operation of the facility, which would be similar to that of a typical residential household, would create

adverse impacts on adjoining land uses. The proposed use would be consistent with the needs of the DeKalb County community as a whole to provide supportive homes for teenagers who are need an alternative to their family environment. The proposed CCI does not appear to be in conflict with the overall objectives of the comprehensive plan, as it is consistent with Comprehensive Plan policies to increase the availability of special needs housing and to protect the character of stable single-family neighborhoods. Therefore, the Department of Planning & Sustainability recommends, **“Approval with a condition”**.

PLANNING COMMISSION VOTE: (3-5-19) Approval with a Condition, 8-0-0. E. Patton moved and V. Moore seconded for approval with Staff's conditions. **(1-8-19) Full Cycle Deferral, 7-0-0.** J. Johnson moved, J. West seconded for a full cycle deferral. L. Osler was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (2-11-19) Approval, 9-0-0. No opposition. Vote was unanimous for approval. **(12-10-18) Deferral.** The Community Council Board were informed of the applicant's request for deferral and did not hear the item.