



DeKalb County Government

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

Legislation Text

File #: 2021-2909, **Version:** 1

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 03; Super District 06

Application of Cindy Simpson for CHRIS 180 to request a Special Land Use Permit (SLUP) for a Child Caring Institution for up to six children, at 1748 Pine Trail.

PETITION NO: N11. SLUP-21-1245087 (2021-2909)

PROPOSED USE: Child caring institute for up to six (6) children.

LOCATION: 1748 Pine Trail, Atlanta, Georgia 30316

PARCEL NO. : 15-148-02-029

INFO. CONTACT: Melora Furman, Sr. Planner

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PURPOSE:

Application of Cindy Simpson for CHRIS 180 to request a Special Land Use Permit (SLUP) for a Child Caring Institution for up to six children, in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the north side of Pine Trail, approximately 360 feet east of Fayetteville Road, at 1748 Pine Trail, Atlanta, Georgia. The property has approximately 153 feet of frontage on Pine Trail and contains 1.01 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval with Conditions.

PLANNING STAFF: Approval with conditions.

STAFF ANALYSIS: The proposal is consistent with Housing Policy 6 of the 2021 Comprehensive Plan Update to "Increase the availability of special needs housing to meet the growing population". The proposed child caring institution would be compatible with the other child caring institutions and CHRIS 180 facilities on Pine Trail and with the land uses in the surrounding area. Its purpose is to create a safe and caring family unit for up to six children with special needs, and as such, it would generate no more activity and traffic than a single-family household in a typical neighborhood. The size of the site exceeds the requirements for a single-family dwelling in the R-75 district and is more than adequate to accommodate the needs of the proposed child caring institution; it is expected to be operated and managed in a manner that will not create adverse impacts on

adjoining properties; and it complies with the requirements of the R-75 zoning district in which it is located as well as the Supplemental Regulations for a child caring institution. Therefore, the Department of Planning and Sustainability recommends “Approval with Conditions”.

PLANNING COMMISSION VOTE: Approval with Conditions 9-0-0. Vivian Moore moved, Jon West seconded for Approval with two (2) conditions, as per Staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 10-0-0. Discussion encompassed topics related to the operation of the proposed CCI such as staff-to-child ratio, the nature of the childrens’ disabilities, training of staff, staff turnover rate, as well as overall CHRIS 180 programs.