

SLUP 22-009

1805 Springhill Cove,

Stonecrest Ga 30058



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Planning Commission November 8th, 2022 / Mayor and City Council Meeting January 23rd, 2022

GENERAL INFORMATION

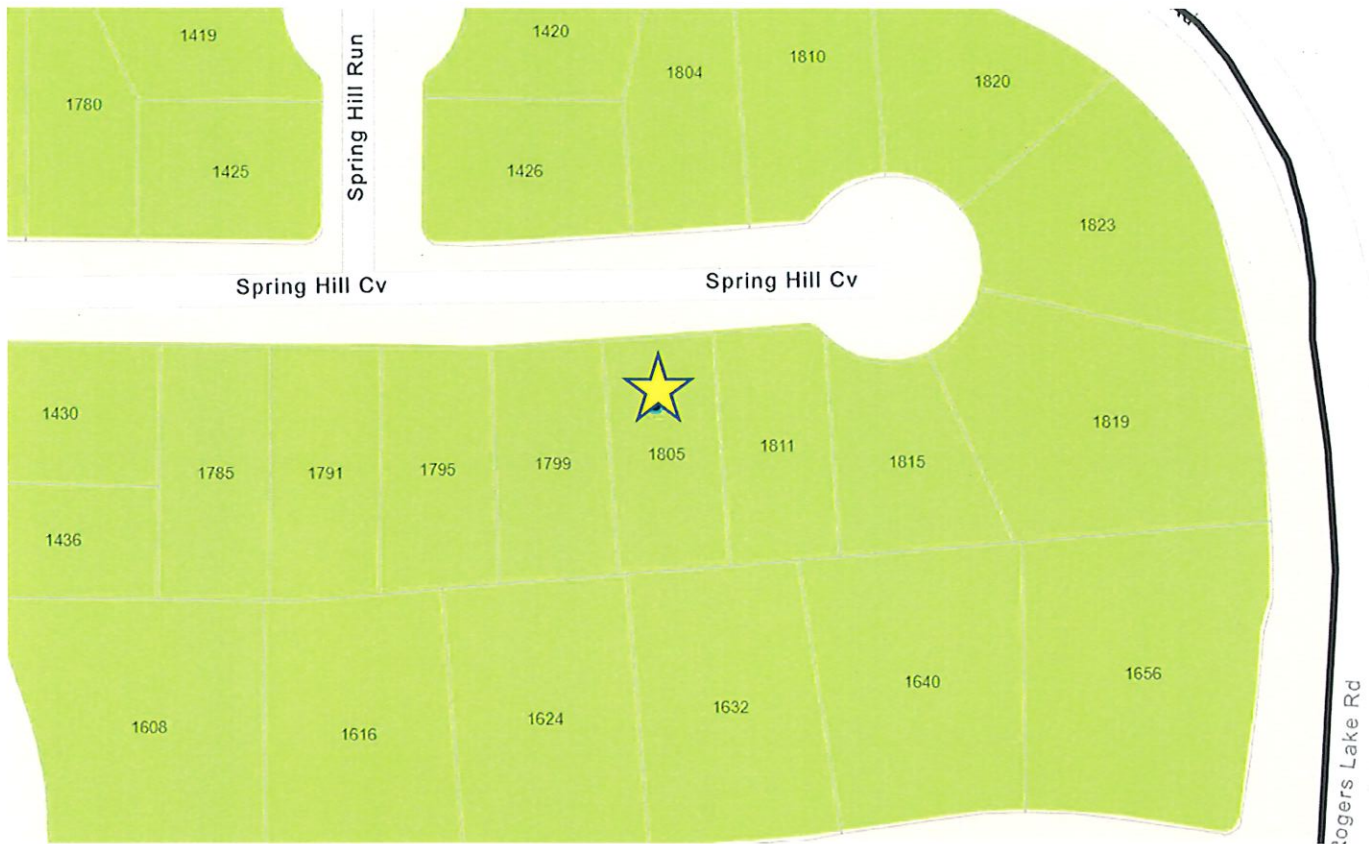
Petition Number:	SLUP 22-009
Applicant:	Beris and Mevetta Henry
Owner:	Beris and Mevetta Henry
Project Location:	1805 Springhill Cove, Stonecrest Ga 30058
District:	Council District 1
Acreage:	0.4 Acres
Existing Zoning:	Residential Small Lot (RSM)
Proposed Zoning:	Residential Small Lot (RSM)
Proposed Development/Request:	The applicant is requesting a Special Land Use Permit (SLUP) to operate a Personal Care Home for (4) residents within in an RSM (Residential Small Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. B of Stonecrest Zoning Code.
Staff Recommendations:	Approval/Conditional
Planning Commission:	n/a
City Council:	n/a

SLUP-22-009



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Zoning Map

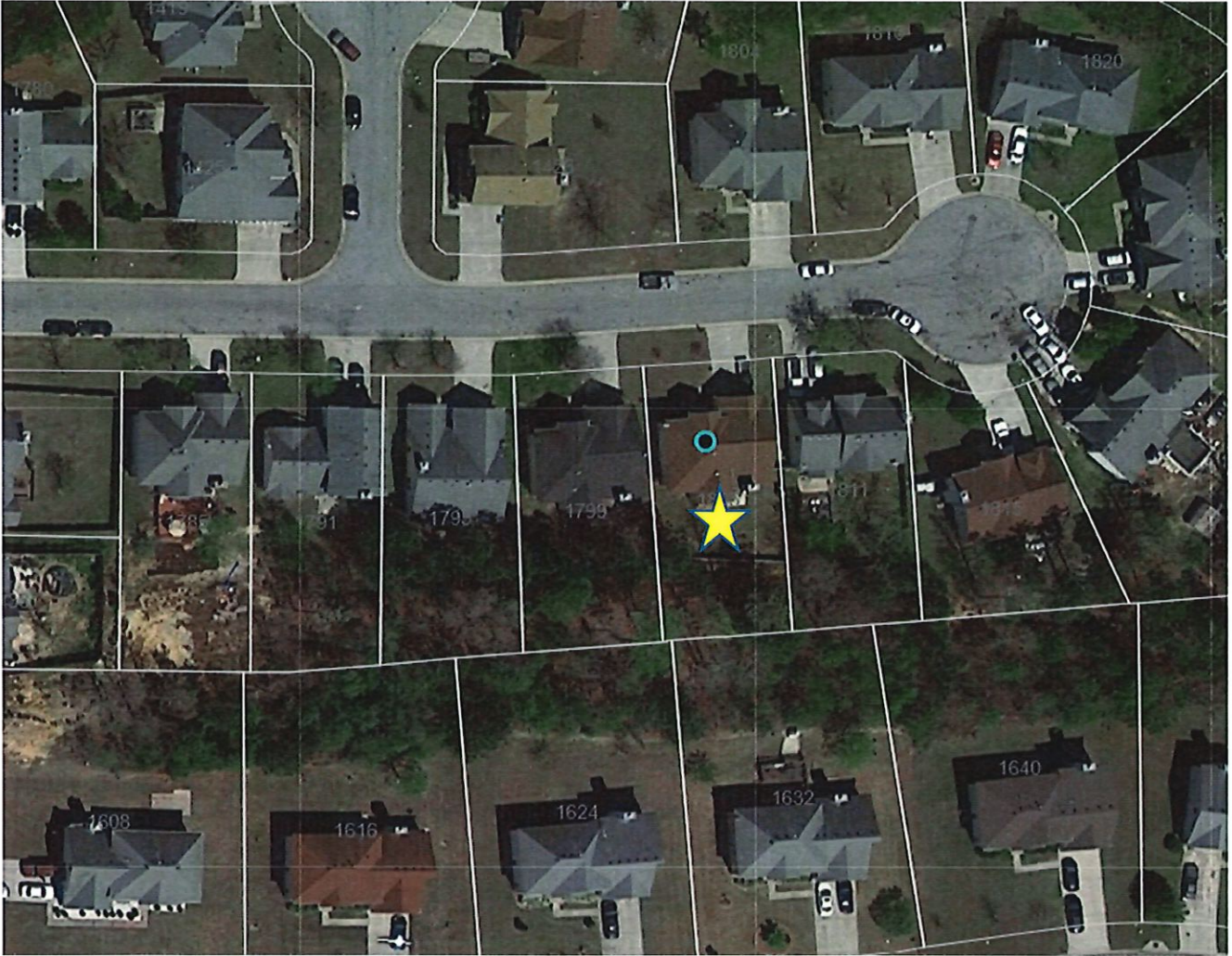


Subject Site

Aerial Map



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT



Subject Site



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

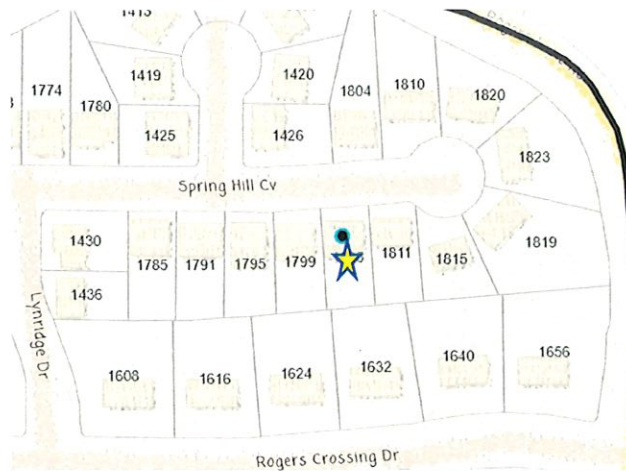
PROJECT OVERVIEW

Location

The subject property, 1805 Springhill Cove. Access is available via the existing driveway on Springhill Cove. The subject property is surrounded by single-family homes.

Background

Currently, the property maintains its original zoning RSM (Small Lot) classification and the property has a 2,200 square foot single-story frame house that was built in 2003. The property can be characterized as even across the property.





PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Existing Elevations



Special Land Use Permit Request

The applicant is requesting a Special Land Use Permit to operate a personal care home for four residents.

Neighborhood Meeting

Property owners within 500 feet of the subject property were mailed notices of the proposed special land use permit application. The community meeting was held on September 13, 2022 via the www.zoom.com website. There were a few residents in attendance for the meeting. There was no one that spoke in opposition to the zoning petition.

STANDARDS OF REVIEW

- A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

The 2,584 square foot residence meet the minimum standard square footage required to operate a personal care home. Per the Stonecrest Zoning Ordinance section 4.2.31 B. Personal Care Home D. The home must be 1800 sqft.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The proposed personal care home for four or six persons are compatible with other single-family residences in Burlington. There will be no outside physical changes to the existing single-family structure or signage indicating the use is personal care home.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

The subject property is in an established single-family residential area; it appears that there are adequate public services, public facilities, and utilities to serve the proposed personal care home.

D. Adequacy of the public street on which the use is proposed to be located and whether there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

Springhill Cove is classified as a local street; the Planning Staff believes there is little or no impact on the public streets or traffic in the area.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

The traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. Adequacy of ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular reference to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of a fire or another emergency.

The existing residential structure on the site is accessed by vehicles via an existing curb cut with a driveway on Springhill Cove and emergency vehicles can access the site from the existing driveway.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use may not create an adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration,

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

Per the information submitted with the application, the applicant intends to run a personal care home for four residents and states that it will not create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The operation of the personal care home of four residents do not affect the adjoining single-family residences. The site will operate basically as a single-family residence with the owner/operator is required to reside at the property.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed use is otherwise consistent with the requirement of the zoning district.

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The proposed use is consistent with the comprehensive plan housing policy H-5, which states the city supports fair and equal access to housing for all persons, regardless of race, religion, ethnicity origin, age, household compositions or size, disability, marital status, sexual orientation, or economic circumstance.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffers are not required.

M. Whether there is adequate provision of refuse and service areas.

An adequate refuse area will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

Staff believes there is not a compelling reason to limit the special land use duration as the applicant appears to be the only personal care home within the vicinity.

O. Whether the size, scale, and massing of proposed buildings are appropriate in relation to the size of the subject property and in relation to the size, scale, and massing of adjacent and nearby lots and buildings.

The personal care home would be in an existing residential structure which is consistent in size, scale, and massing with adjacent surrounding single-family residence in the area.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

- P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.**

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

- Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.**

The proposed appears to satisfy the requirement contained within the supplemental regulations Sec.4.2.41 for the special land use permits for personal car homes.

- R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.**

Adjacent and surrounding residential properties are one-story frame structures which are the same as the existing residence on the site. There will be no negative shadow impact on any adjoining lot.

- S. Whether the proposed use would result in a disproportionate proliferation of that or similar uses in the subject character area.**

The proposed use will not result in an excessive proliferation of similar use in the subject character area.

- T. Whether the proposed use would be consistent with the needs of the neighborhood or the community, be compatible with the neighborhood, and would not conflict with the overall objective of the comprehensive plan.**

The proposed use would not conflict with the overall objective of the comprehensive plan, as the Stonecrest Comprehensive plan states the city will encourage the need for adequate housing.



PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

RECOMMENDATION

Base on the findings and conclusions, it appears the applicant does meet all the criteria for approval and the supplemental regulations. Therefore, staff recommends **Approval/Conditions** of **SLUP-22-009**; However, if the Planning Commission choose to approve the application staff recommend the following conditions;

1. Limit the use of personal care home only to (4) persons.
2. Access shall be limited to the existing curb cut off Springhill Cove.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to (operator) for the operation of a personal care home and shall not be transferable.

21-004309	Stonecrest Council District 1	2182 Coffee ROAD Unit B	11/11/2021
21-004324	Stonecrest Council District 1	6791 Hill Creek COVE	11/13/2021
21-004342	Stonecrest Council District 1	6382 Stablewood WAY	11/15/2021
21-004558	Stonecrest Council District 4	5284 Tasman TRAIL	12/14/2021
21-004562	Stonecrest Council District 4	3360 Spring Lake Overlook	12/15/2021
21-004578	Stonecrest Council District 1	6388 Charter WAY	12/16/2021
21-004579	Stonecrest Council District 4	3710 Salem Kirk DRIVE	12/16/2021
21-004580	Stonecrest Council District 4	5298 Salem Springs DRIVE	12/16/2021
21-004596	Stonecrest Council District 1	6394 Eastbriar DRIVE	12/17/2021
21-004608	Stonecrest Council District 2	2485 Lithonia Industrial BOULEVARD	12/20/2021
22-000003	Stonecrest Council District 5	3977 Rosebay WAY	01/04/2022
22-000004	Stonecrest Council District 1	1721 Spring Hill COVE	01/04/2022
22-000033	Stonecrest Council District 1	6747 Phillips STREET	01/05/2022
22-000048	Stonecrest Council District 1	6792 Tribble STREET	01/06/2022
22-000063	Stonecrest Council District 1	6975 MADDOX ROAD	01/06/2022
22-000064	Stonecrest Council District 1	6965 MADDOX ROAD	01/07/2022
22-000080	Stonecrest Council District 1	8080 Mall PARKWAY	01/10/2022
22-000101	Stonecrest Council District 2	2547 Lithonia West DRIVE	01/12/2022
22-000122	Stonecrest Council District 2	2504 Panola ROAD	01/13/2022
22-000147	Stonecrest Council District 1	7732 Holly Berry TERRACE	01/17/2022
22-000160	Stonecrest Council District 1	6908 Dalehollow DRIVE	01/18/2022
22-000179	Stonecrest Council District 4	3811 EAGLE WOODS CIRCLE	01/19/2022
22-000185	Stonecrest Council District 2	2468 Panola ROAD	01/19/2022
22-000198	Stonecrest Council District 2	2538 PANOLA ROAD	01/14/2022
22-000251	Stonecrest Council District 1	2066 Bedford COURT	01/21/2022
22-000258	Stonecrest Council District 1	2639 Evans Mill DRIVE	01/21/2022
22-000264	Stonecrest Council District 1	1334 Rogers Landing - Lot 50	01/21/2022
22-000270	Stonecrest Council District 1	7542 Roseberry WAY	01/21/2022
22-000281	Stonecrest Council District 4	5797 Belmont Ridge CIRCLE	01/24/2022
22-000310	Stonecrest Council District 1	2025 MARBUT TRACE	01/24/2022
22-000355	Stonecrest Council District 1	8100 Mall PARKWAY	01/27/2022
22-000369	Stonecrest Council District 1	8200 Mall PARKWAY Ste 120	01/31/2022
22-000422	Stonecrest Council District 2	2228 Rambling WAY	02/01/2022
22-000425	Stonecrest Council District 2	2227 RAMBLING WAY	02/01/2022
22-000430	Stonecrest Council District 2	2318 Rambling WAY	02/01/2022
22-000517	Stonecrest Council District 1	2102 Charter LANE	02/07/2022
22-000521	Stonecrest Council District 1	6733 Millwood LANE	03/11/2022
22-000526	Stonecrest Council District 2	2585 RAMBLING WAY	02/07/2022
22-000527	Stonecrest Council District 2	2584 RAMBLING WAY	02/07/2022
22-000595	Stonecrest Council District 2	2899 RAMBLING WAY	02/09/2022
22-000630	Stonecrest Council District 4	3316 Snapfinger ROAD	02/11/2022

22-000641	Stonecrest Council District 2	6557 POLE CREEK DRIVE	02/11/2022
22-000648	Stonecrest Council District 2	6680 POLE CREEK DRIVE	02/11/2022
22-000676	Stonecrest Council District 1	7669 Wild Cherry LANE	02/15/2022
22-000694	Stonecrest Council District 2	3040 Stonebridge Creek DRIVE	02/15/2022
22-000703	Stonecrest Council District 1	3360 Turner Hill ROAD	02/17/2022
22-000721	Stonecrest Council District 4	3316 Snapfinger ROAD	03/11/2022
22-000730	Stonecrest Council District 2	6292 KENDRA LANE	02/15/2022
22-000731	Stonecrest Council District 2	6297 KENDRA LANE	02/15/2022
22-000734	Stonecrest Council District 2	6729 POLE CREEK DRIVE	02/15/2022
22-000735	Stonecrest Council District 2	6741 POLE CREEK DRIVE	02/15/2022
22-000737	Stonecrest Council District 2	6746 POLE CREEK DRIVE	02/15/2022
22-000739	Stonecrest Council District 2	6730 POLE CREEK DRIVE	02/15/2022
22-000740	Stonecrest Council District 2	6724 POLE CREEK DRIVE	02/15/2022
22-000742	Stonecrest Council District 1	1819 Spring Hill COVE	02/23/2022
22-000744	Stonecrest Council District 1	1728 Spring Hill COVE	02/18/2022
22-000792	Stonecrest Council District 2	2264 Rambling WAY	03/16/2022
22-000802	Stonecrest Council District 2	6323 STONEBRIDGE CREEK LANE	02/21/2022
22-000809	Stonecrest Council District 2	6384 STONEBRIDGE CREEK LANE	02/21/2022
22-000811	Stonecrest Council District 2	6360 STONEBRIDGE CREEK LANE	02/21/2022
22-000847	Stonecrest Council District 2	6470 BRENDA ANN DRIVE	02/21/2022
22-000988	Stonecrest Council District 1	6484 Marbut ROAD	03/05/2022
22-001006	Stonecrest Council District 1	7579 Covington HIGHWAY	03/07/2022
22-001026	Stonecrest Council District 2	3070 STONEBRIDGE CREEK DRIVE	02/15/2022
22-001027	Stonecrest Council District 2	3099 STONEBRIDGE CREEK DRIVE	02/15/2022
22-001063	Stonecrest Council District 1	3011 Turner Hill ROAD	03/09/2022
22-001071	Stonecrest Council District 4	5321 TASMAN TRAIL	03/09/2022
22-001076	Stonecrest Council District 2	2508 MEADOW SPRING DRIVE	03/09/2022
22-001094	Stonecrest Council District 1	2879 KLONDIKE ROAD	03/11/2022
22-001249	Stonecrest Council District 1	3844 Pin Oak STREET	03/23/2022
22-001266	Stonecrest Council District 1	6370 LAUREL POST DRIVE	03/23/2022
22-001297	Stonecrest Council District 1	3001 Turner Hill ROAD	03/29/2022
22-001358	Stonecrest Council District 1	2083 Bedford COURT	04/04/2022
22-001371	Stonecrest Council District 1	6419 Bedford LANE	04/04/2022
22-001439	Stonecrest Council District 1	6558 EASTBRIAR DRIVE	04/08/2022
22-001506	Stonecrest Council District 1	3502 Dogwood Pass	04/14/2022
22-001507	Stonecrest Council District 1	2888 Evans Mill ROAD	05/06/2022
22-001578	Stonecrest Council District 1	6414 Marbut ROAD	04/22/2022
22-001614	Stonecrest Council District 1	7974 White Oak Loop	04/25/2022
22-001615	Stonecrest Council District 1	7980 White Oak Loop	04/25/2022
22-001618	Stonecrest Council District 1	6362 Laurel Post DRIVE	04/25/2022
22-001644	Stonecrest Council District 1	6400 Charter WAY	04/28/2022

22-001647	Stonecrest Council District 1	7271 Covington HIGHWAY	04/28/2022
22-001697	Stonecrest Council District 1	3111 Turner Hill ROAD	05/03/2022
22-001699	Stonecrest Council District 1	8435 Mall PARKWAY	05/06/2022
22-001701	Stonecrest Council District 1	8004 Mall PARKWAY	05/03/2022
22-001731	Stonecrest Council District 1	2722 EVANS MILL DRIVE	05/04/2022
22-001773	Stonecrest Council District 1	6595 Marshall BOULEVARD	05/07/2022
22-001774	Stonecrest Council District 1	1600 Lithonia Industrial BOULEVARD	05/07/2022
22-001775	Stonecrest Council District 1	1913 Rock Chapel ROAD	05/07/2022
22-001776	Stonecrest Council District 1	1985 Rock Chapel ROAD	05/07/2022
22-001777	Stonecrest Council District 1	1979 Rock Chapel ROAD	05/07/2022
22-001778	Stonecrest Council District 1	1965 Rock Chapel ROAD	05/07/2022
22-001779	Stonecrest Council District 1	1921 Rock Chapel ROAD	05/07/2022
22-001780	Stonecrest Council District 1	6630 Marbut ROAD	05/07/2022
22-001781	Stonecrest Council District 2	2550 Lithonia West DRIVE	05/07/2022
22-001785	Stonecrest Council District 1	2929 Turner Hill ROAD	05/09/2022
22-001791	Stonecrest Council District 1	8160 Mall PARKWAY	05/09/2022
22-001805	Stonecrest Council District 1	2982 Woodrow DRIVE	05/09/2022
22-001807	Stonecrest Council District 1	1802 Deer Creek CIRCLE	05/09/2022
22-001881	Stonecrest Council District 1	6633 Hill Creek COVE	05/16/2022
22-001922	Stonecrest Council District 1	1290 Ellicot WAY	05/18/2022
22-001935	Stonecrest Council District 1	8100 Mall PARKWAY	05/18/2022
22-001965	Stonecrest Council District 1	6373 Laurel Post DRIVE	05/21/2022
22-001986	Stonecrest Council District 1	6528 Charter WAY	05/24/2022
22-001987	Stonecrest Council District 1	6530 Charter WAY	05/24/2022
22-002019	Stonecrest Council District 1	2929 Turner Hill ROAD	05/25/2022
22-002020	Stonecrest Council District 1	2929 Turner Hill ROAD	05/25/2022
22-002023	Stonecrest Council District 1	6515 CHARTER WAY	05/24/2022
22-002027	Stonecrest Council District 1	2708 Evans Mill ROAD	05/25/2022
22-002028	Stonecrest Council District 1	2764 Evans Mill ROAD	05/25/2022
22-002029	Stonecrest Council District 1	2724 Evans Mill ROAD	05/25/2022
22-002030	Stonecrest Council District 1	7494 Covington HIGHWAY	05/25/2022
22-002106	Stonecrest Council District 1	6362 Stablewood WAY	06/01/2022
22-002166	Stonecrest Council District 1	8200 Mall PARKWAY	06/06/2022
22-002168	Stonecrest Council District 1	2918 Turner Hill ROAD	06/06/2022
22-002169	Stonecrest Council District 1	2930 Woodrow DRIVE	06/06/2022
22-002174	Stonecrest Council District 1	2998 Turner Hill ROAD	06/06/2022
22-002374	Stonecrest Council District 1	8020 Mall PARKWAY	06/21/2022
22-002388	Stonecrest Council District 1	1901 Rock Chapel ROAD	06/22/2022
22-002525	Stonecrest Council District 1	6691 Millwood LANE	07/05/2022
22-002535	Stonecrest Council District 1	1753 Lithonia Industrial BOULEVARD	07/06/2022
22-002571	Stonecrest Council District 1	6848 Hill Creek COVE	07/08/2022
22-002572	Stonecrest Council District 1	6739 Hill Creek COVE	07/08/2022
22-002608	Stonecrest Council District 1	7236 Covington HIGHWAY	07/12/2022



Special Land Use Permit Application

Applicant Information	Name:		
	Address: <u>1805 Springhill Cove</u>		
	Phone: <u>3474926792 / 4705692367</u>	Fax:	Email: <u>Meveta.henry@yahoo.com</u>
	Owner's Name: <u>Beris Henry / Meveta Henry</u>		
Owner's Address: <u>1805 Springhill Cove Lithonia GA 30058</u>			
Owner Information	Phone: <u>3474926792 / 4705692367</u>		Fax: Email: <u>Meveta.henry@yahoo.com</u>
	Property Address: <u>1805 Springhill Cove</u>		Acres: _____
	Parcel ID: _____		
	Current Zoning Classification: _____		
Property Information	Proposed Use of Property: <u>PERSONAL CARE</u>		
	Is this development and/or request seeking any incentives or tax abatement through the City of Stonecrest or any entity that can grant such waivers, incentives, and/or abatements? <input type="radio"/> Yes <input type="radio"/> No		
	Property Information:		
	<u>6 BED ROOM</u>		
<u>4 BATH ROOM</u>			
<u>1 KITCHEN</u>			
<u>1 DINING ROOM</u>			
<u>2564 SQ FEET</u>			
Affidavit	To the best of my knowledge, this variance application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filling additional materials as specified by the City of Stonecrest Zoning Ordinance.		
	Applicant's Name: <u>Beris Henry / Meveta Henry</u>		Date: <u>11/3/2022</u>
	Applicant's Signature: <u>[Signature]</u>		Date: <u>11/3/2022</u>
	Sworn to and subscribed before me this <u>3rd</u> Day of <u>November</u> 20 <u>22</u>		
Notary	Notary Public: <u>[Signature]</u>		Saadiyqa Livingstone NOTARY PUBLIC DeKalb County, GEORGIA My Commission Expires 04/05/2026
	Signature: <u>[Signature]</u>		
	My Commission Expires: <u>04/05/2026</u>		
	<input type="checkbox"/> Application Fee <input type="checkbox"/> Sign Fee <input type="checkbox"/> Legal Fee		
Fee: \$ _____		Payment: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check <input type="checkbox"/> CC	Date: _____
<input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Date: _____	

08-03-2017