PLANNING COMMISSION STAFF REPORT

MEETING DATE: May 7th, 2019

GENERAL INFORMATION

Petition Number:	SLUP 19-002
Applicant:	Franklin Champagine
Owner:	Franklin Champagine
Project Location:	5714 Southcrest Lane Stonecrest Ga 30038
District:	District 5
Acreage:	0.5 Acres
Existing Zoning:	Residential Med Lot (R-100)
Proposed Zoning:	Residential Med Lot (R-100)
Proposed Development/Request:	The applicant is requesting a Special Land Use Permit (SLUP) to operate a Personal Care Home up to six (6) residents within in an R-100 (Medium Lot Residential) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. B of Stonecrest Zoning Code.
Staff Recommendations:	**APPROVAL**

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Zoning Map

ZONING CASE: **SLUP-19-002**

ADDRESS: **5714 Southcrest Lane**

CURRENT ZONING: **R-100 (Residential Med Lot) District**

FUTURE LAND USE: **Suburban**

0 0.0125 0.025 mi

Subject Site

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Aerial Map

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Subject Site

THE CITY OF STONECREST GEORGIA

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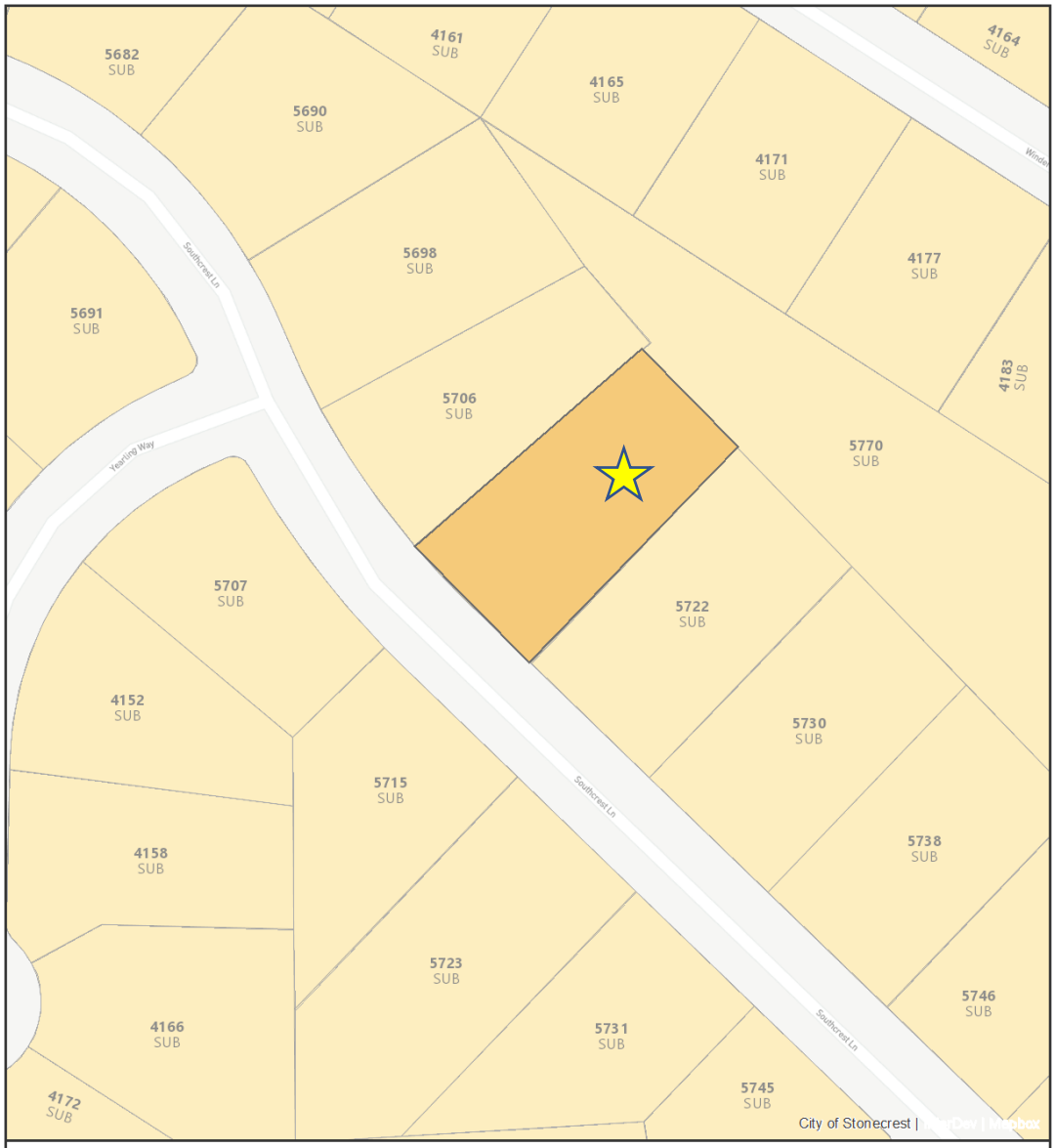
Future Land Use Map



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PROJECT OVERVIEW

The subject site is an existing single-family residence located on Southcrest Lane, located in the Southcrest Subdivision. The subject property is approximately 1300 feet south of Evans Mill Road and Flat Rock Road intersection. The site is zoned R-100 (Residential Med Lot) District for 15,000 square foot minimum lot area. Located on the 0.4 acres and the residence is 3,525 square foot single-family residence built in 2006. Access is available via the existing driveway on Southcrest Lane The existing residence is surrounded by single-family residences.

Front elevation of the subject property

The applicant is requesting a Special Land Use Permit to a personal care home. The subject location will house three individuals with an applicant living in the home. The applicant will provide medical and recreational activities for the residents.

The topography of the subject property is characterized as even towards the residential structure, then a steep decline in topography to the northwest towards the rear property line. The surrounding property is characterized as residential uses.

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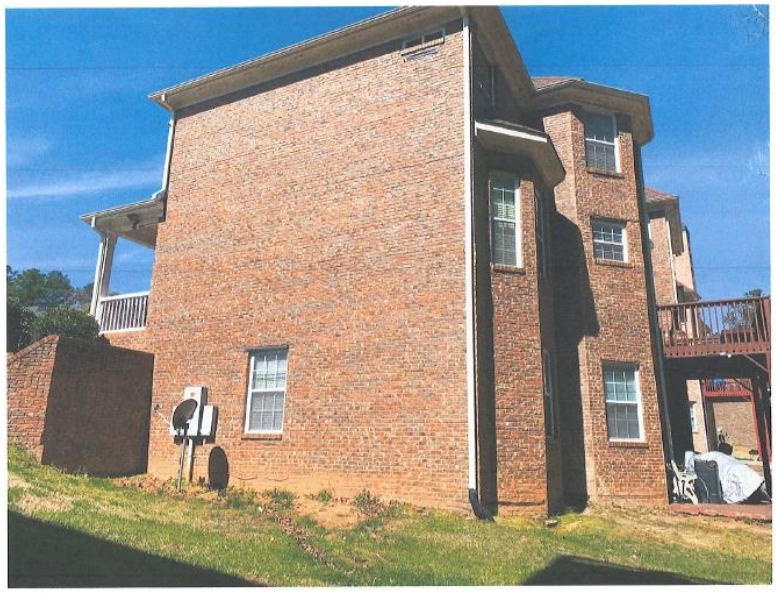
Side elevation of the subject property

Side elevation of the subject property



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.

The approximately 3,525 square foot residence on 0.5 acres is adequate for the operation of the personal care home.

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 three (3) person is compatible with another single-family residence. 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 located in an established single-family residential neighborhood, 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 or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

Southcrest Lane is a local road, the Planning Staff believes 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 site.

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 existing curb cut with a driveway on Southcrest Lane. 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.

Per the information submitted with the application, the applicant intends to run an adult personal care home with three residents. The applicant will live on the premise and it will operate as a single family home.

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 three residents will not affect the adjoining single-family residence on Southcrest Lane. 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 R-100 (Residential Medium Lot) District does not allow a personal care home without a Special Land Use Permit.

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

The subject property is in the Suburban Neighborhood Character area designated by the 2035 Comprehensive Land Use Plan. The proposed use is listed as primary land use and is consistent with the policies of the character area.

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 no compelling reason to limit the special land use duration.

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.

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 permit.

Personal Care homes must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any appliance requirement in Article 6 - Parking. The subject site meets this requirement.

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 two-story frame structures which are the same as the existing residence on the site. There will be no negative show impact on any adjoining lot.

S. Whether the proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objective of the comprehensive plan.

The proposed use would be consistent with the needs of the community as a whole, as it appears there are no immediate personal care homes within the immediate area. The proposed use meets Housing Policy number 7 of the comprehensive plan.

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ANALYSIS

Adjacent & Surrounding Properties	Zoning (Petition Number)	Land Use	Density Non-Residential (SF/Acre) Residential (Units/Acre)
Adjacent: North	R-100 (Residential Med Lot) Windermere	Single-Family Dwelling	N/A
Adjacent: South	R-100 (Residential Med Lot) Southcrest	Single-Family Dwelling	N/A
Nearby: East	R-100 (Residential Med Lot) Southcrest	Single-Family Dwelling	N/A
Adjacent: West	R-100 (Residential Med Lot) Southcrest	Single-Family Dwelling	N/A

The surrounding area is characterized as residential developments. Adjacent to the north, south, west, and east of the property are residential homes zoned R-100. Residential homes located to the south, east and west are located in the Southcrest Subdivision. The property located to the north is located in the Windermere Subdivision.

R-100 (Residential Medium Lot-100) was designed to provide for the protection of neighborhoods within the county where lots have a minimum area of fifteen thousand (15,000) square feet. The polices for this zoning is to provide flexibility in design on the interior of new development while protecting surrounding development, while assuring that the uses and structures authorized in the R-100 (Residential Medium Lot-100) District are those uses, and structures designed to serve the housing, recreational, educational, religious, and social needs of the neighborhood. The proposed use meets the intended use of the district.

The City Stonecrest Future Development Map as shown on page 77 of DeKalb County Comprehensive Plan identifies the subject property as being within Suburban Character Area. The intent of the Suburban Character Area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. Policies for this character area is to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density. Section 4.2.41.B.3 of the Stonecrest Zoning Ordinance states no personal care home can operate within one thousand feet of another personal care home. There are no other personal care homes located within a thousand feet of the subject property. The proposed use also meets Housing Policy # 7 of the Comprehensive Plan which emphasizes special need housing.

The proposed SLUP is consistent in use with the surrounding uses. Staff believes the proposed use is suitable in view of the use and development of adjacent and nearby properties. The proposed use would be in keeping with the policies and intent of the Comprehensive Plan, therefore, the Department of Community Development recommends **APPROVAL of SLUP-19-001**

RECOMMENDATION

Staff recommends **APPROVAL** of **SLUP-19-001**