



## PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

**MEETING DATE: April 6<sup>th</sup>, 2020 / April 26<sup>th</sup>, 2020**

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### GENERAL INFORMATION

<b>Petition Number:</b>	SLUP 21-003
<b>Applicant:</b>	Tami Boyd
<b>Owner:</b>	Tami Boyd
<b>Project Location:</b>	6674 Chupp Rd, Stonecrest Ga 30058
<b>District:</b>	District 1
<b>Acreage:</b>	0.3 Acres
<b>Existing Zoning:</b>	MR-2 Medium Density Residential
<b>Proposed Zoning:</b>	MR-2 Medium Density Residential
<b>Proposed Development/Request:</b>	The applicant is requesting a Special Land Use Permit (SLUP) to operate a Transitional Homes within in an MR-2 (Medium Density Residential) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.48. of Stonecrest Zoning Code.
<b>Staff Recommendations:</b>	<b>Approval</b>

SLUP-21-003



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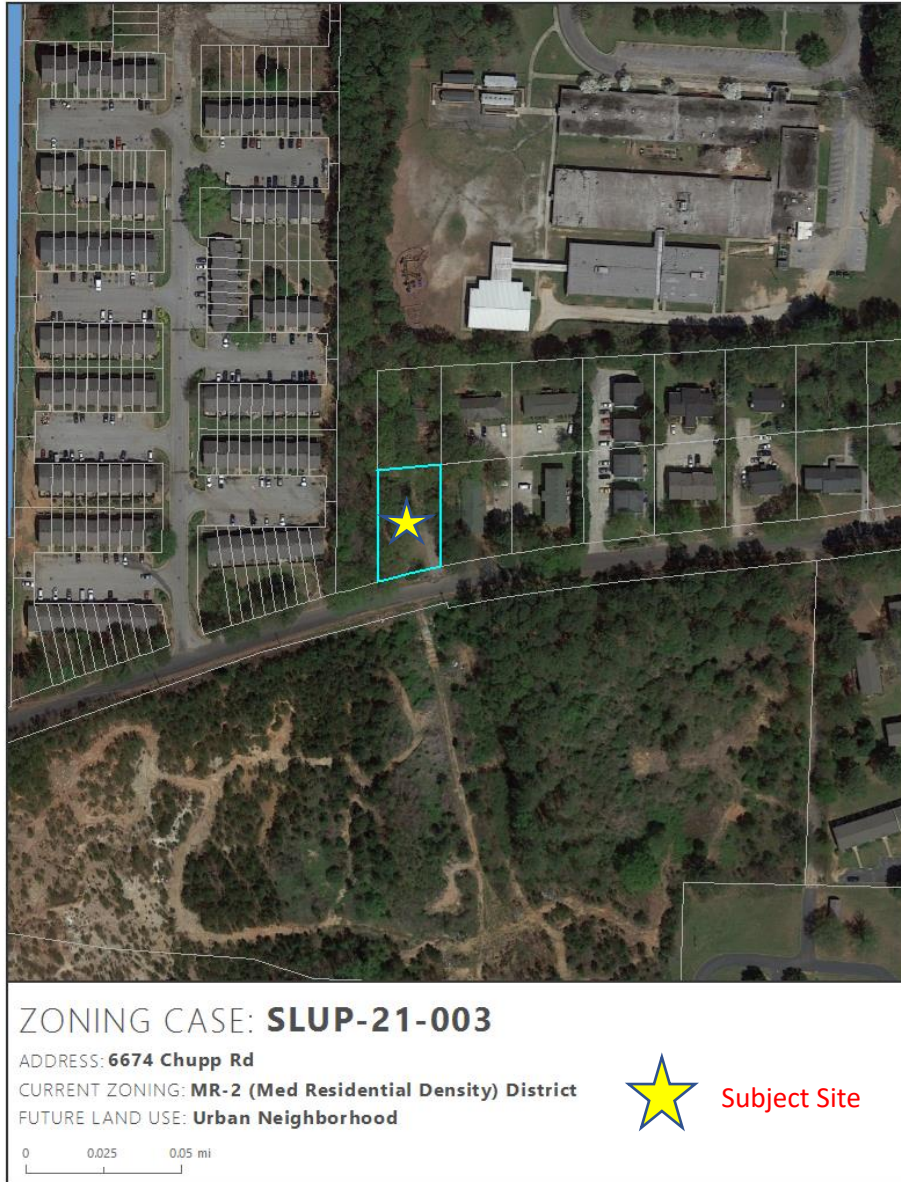
### Zoning Map





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### Aerial Map





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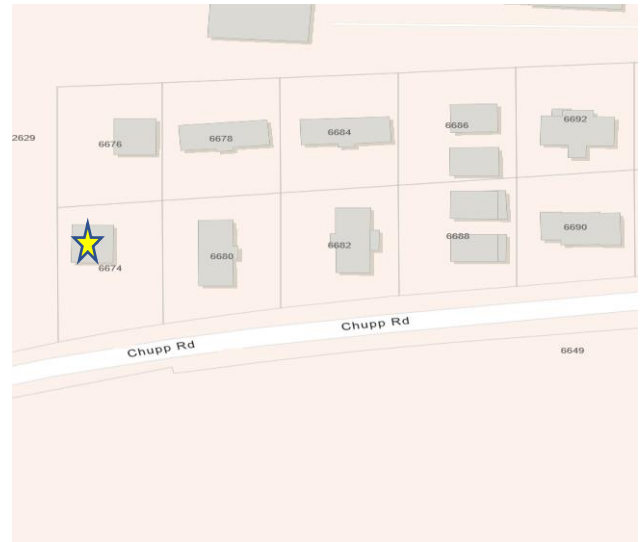
### PROJECT OVERVIEW

#### **Location**

The subject property, 6674 Chupp Rd. Access is available via the existing driveway on Chupp Road. The subject property is surround by single-family homes.

#### **Background**

Currently, the property maintains its original zoning R-100 (Med Lot) classification and the property has 2,200 square foot single story frame house that was built in 1983. The property can be characterized as even across the property.





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### Existing Elevations



### Special Land Use Permit Request

The applicant is requesting a Special Land Use Permit to operate a transitional home for 18 years and older. The applicant will provide supportive service that included but not limited to, life skills training, counseling, education, and employment opportunities.

### 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 January 19, 2021 via the [www.zoom.com](http://www.zoom.com) website. There was a few residents that attended the meeting. The main concerns from the residents were what type of security systems will be in place, will someone be there during the say, and what will happen if there is a pregnancy and the use of drugs.

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### 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 building is a 2,496 Sq. ft duplex, which is a adequate size with available land area for the proposed use and require yard, open space and off-street parking

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

The proposed Transitional home is compatible with the adjacent properties and land uses. The adjacent properties are apartment complexes.

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

The subject property appears to have adequate public services, public facilities, and utilities to serve the proposed Transitional 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.**

Chupp Road is classified as a collector 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 Chupp Rd 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.**



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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 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 Transitional Home will not affect the adjoining medium density residential property (apartment). The property is a duplex which is also classified as a multifamily use. MR-2 allows for a residential mix of single-family and multifamily housing.

**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 and service area.

**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 Transitional 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.**



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The Transitional Home would be in an existing residential structure which is consistent in size, scale, and massing with adjacent surrounding uses for multifamily.

**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.4.2.48 for the special land use permits for Transitional home.

**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.**

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.





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### RECOMMENDATION

Based on the findings and conclusions, it appears the applicant does meet all the criteria for approval and the supplemental regulations. Therefore, staff recommends **Approval** of **SLUP-21-003**; However, if the Planning Commission chooses to approve the application staff recommend the following conditions;

1. Limit the number of occupants (6) six
2. Access shall be limited to the existing curb cut off Chupp Rd.
3. All refuse containers shall be screened from public view except during pick up.
4. Such Transitional Home shall comply with all applicable City of Stonecrest building, housing, and fire codes and shall fully comply with O.C.G.A. § § 30-3-1 et seq. before a certificate of occupancy can be issued. The loss of any state license or permit shall result in an automatic revocation of that city issued permit or license.
5. Transitional housing facilities may apply for an FHA Accommodation Variance as provided for in [section 7.5.9](#) if the residents would constitute disabled persons under the FHA.<sup>itptrx311`</sup>