



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

**Planning Commission Hearing Date: January 4, 2022, 5:30 P.M.
Board of Commissioners Hearing Date: November 27, 2022, 5:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-22-1245330 **Agenda #:** N9

Location/Address: 3640 Platina Park Court, Decatur, GA 30034 **Commission District:**3 **Super District:** 7

Parcel ID(s): 15-061-02-062

Request: Request for a Special Land Use Permit (SLUP) for proposed child daycare (up to six children) within the R-100 (Residential Medium Lot) zoning, in accordance with Section 27- 4.2.19 of the DeKalb County Zoning Ordinance.

Property Owner(s): Dorlette Franklin

Applicant/Agent: Same as Applicant

Acreage: 0.056 acres

Existing Land Use: Residential

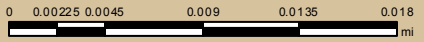
Surrounding Properties: North, East, South, and West: Detached Single Family Structures and Attached Single family Structures (zoned R-100)

Comprehensive Plan: SUB (Suburban) Consistent Inconsistent

Proposed Building Square Ft.: 1,608 square feet	Existing Square Feet: Not applicable
Proposed Lot Coverage: Not applicable	Existing Lot Coverage: Not applicable



Zoning Map

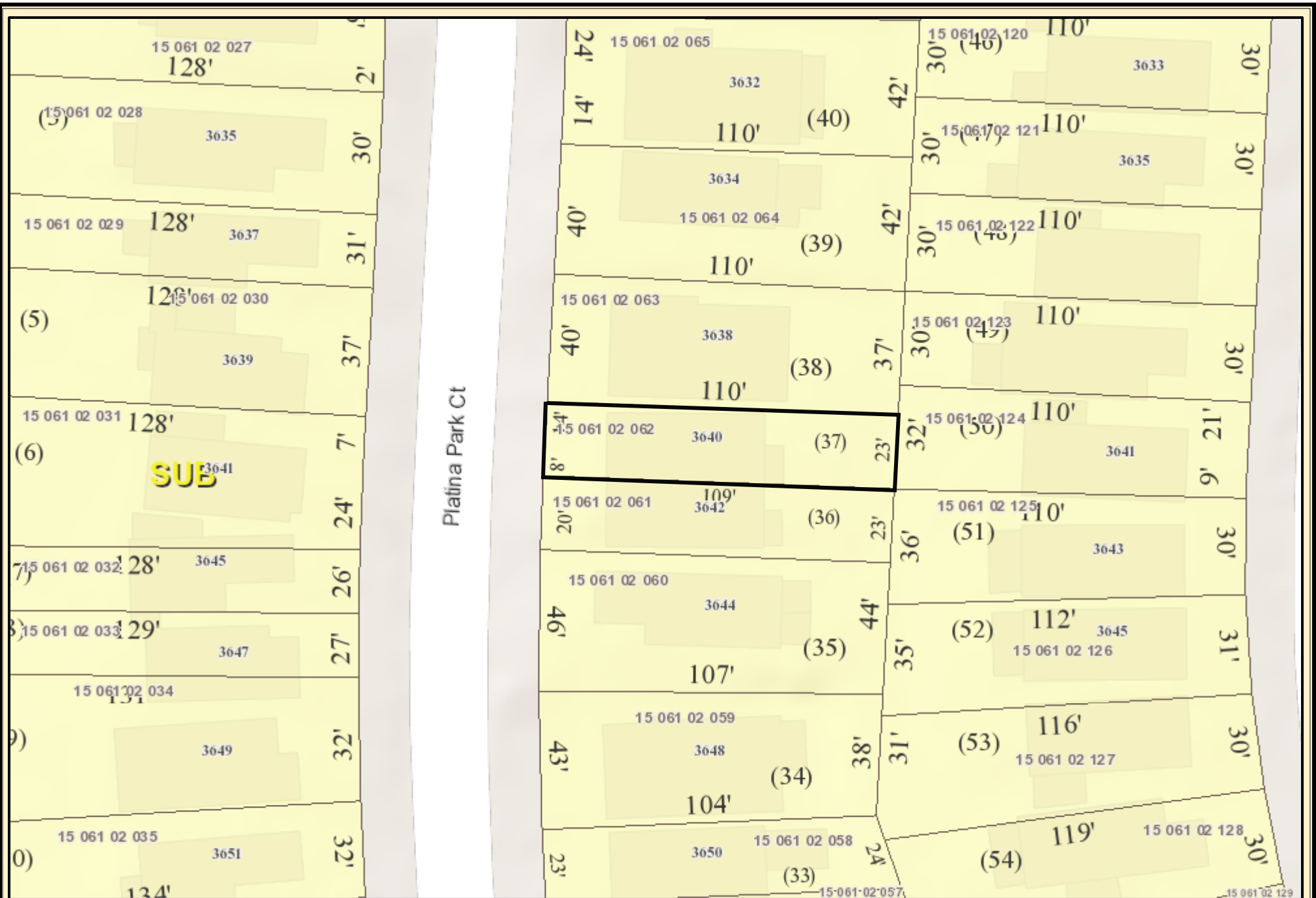


Date Printed: 12/6/2021



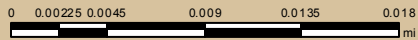
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Platina Park Ct

Future Land Use Map

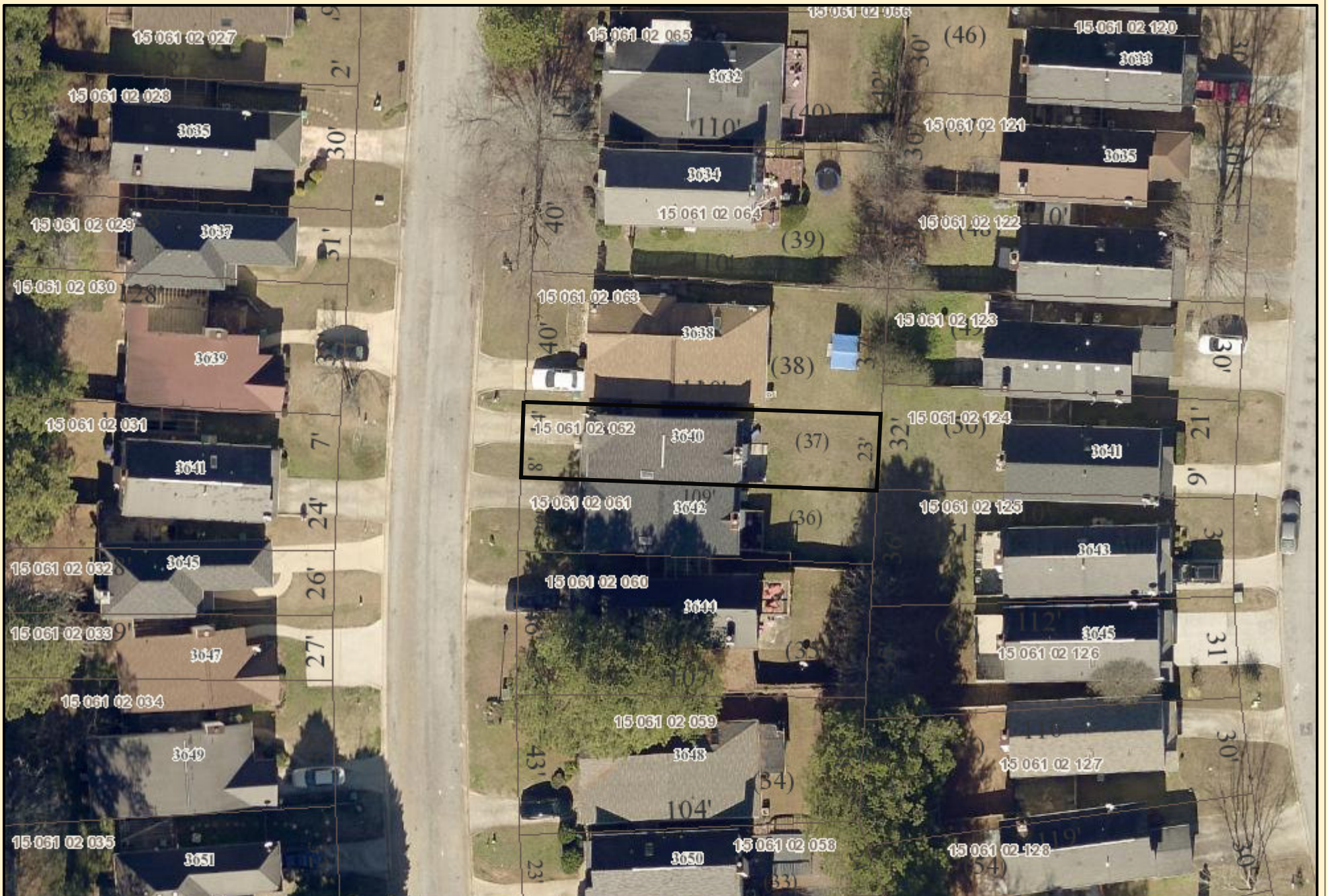


Date Printed: 12/6/2021



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Aerial Map



Date Printed: 12/6/2021



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AREA: 2,435 SF (0.056 AC)

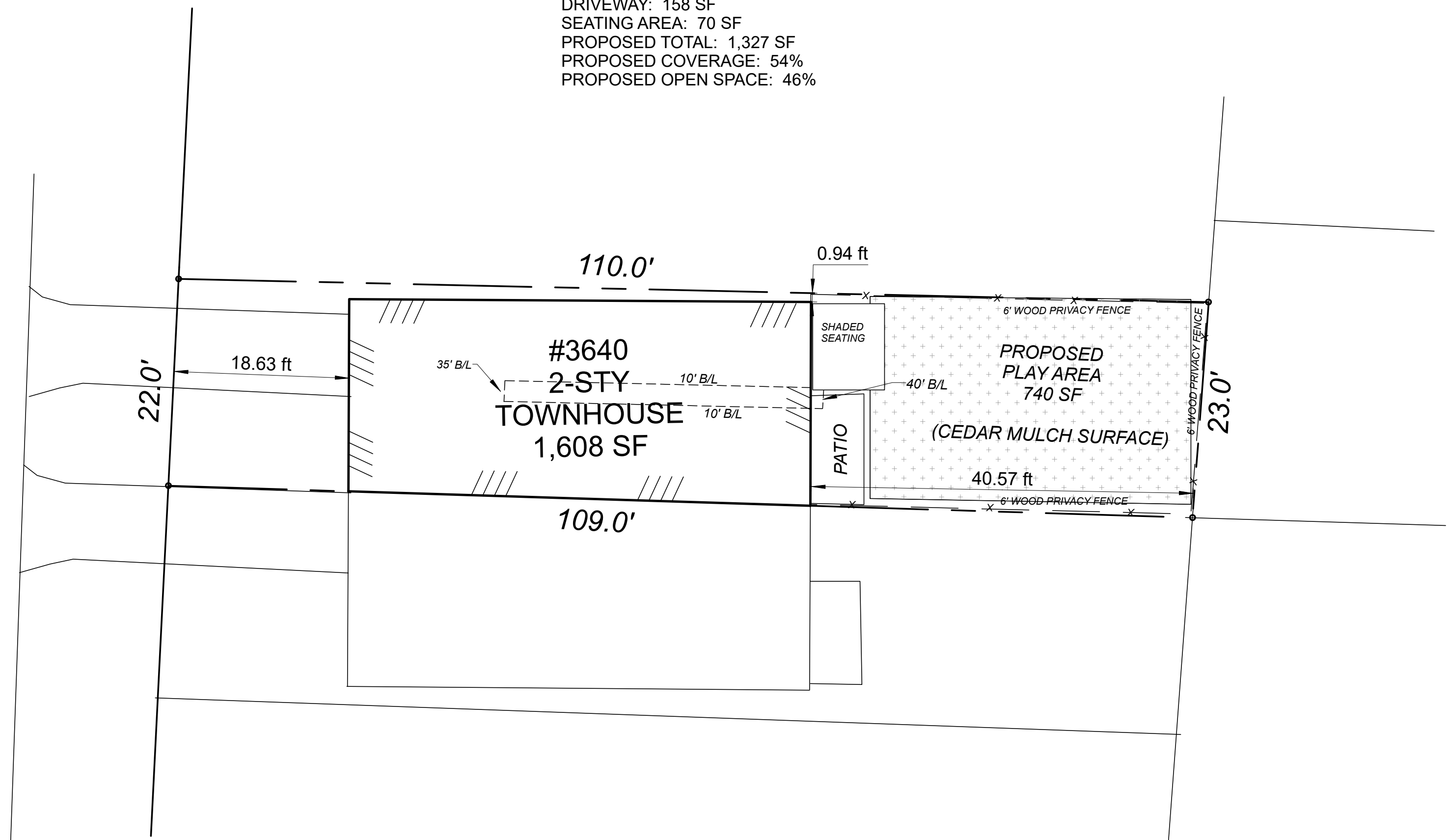
ZONING: R-100
FRONT: 35'
SIDE: 10'
REAR: 40'
MAX LOT COVERAGE: 35%
MIN OPEN SPACE: 20%

EXISTING LOT COVERAGE
HOUSE: 1,033 SF
PATIO: 66 SF
DRIVEWAY: 158 SF
EXIST TOTAL: 1,257 SF (52%)
EXIST. OPEN SPACE: 48%

PROPOSED LOT COVERAGE
HOUSE: 1,033 SF
PATIO: 66 SF
DRIVEWAY: 158 SF
SEATING AREA: 70 SF
PROPOSED TOTAL: 1,327 SF
PROPOSED COVERAGE: 54%
PROPOSED OPEN SPACE: 46%



PLATINA PARK CT 55' R/W



GRAPHIC SCALE
1" = 10'

REVISIONS	County:	DEKALB	Scale:	1' = 10'
	District:	15 TH	Date:	10/28/21
	Land Lot:	61	Drawn:	LJL

TITLE
SITE PLAN FOR
DORLETTE FRANKLIN
3640 PLATINA PARK DR, DECATUR, GA 30034

LUCAS RESIDENTIAL DESIGN
5802 Cedar Croft Lane
Lithonia, GA 30058
404-680-5426
lucas.residentialdesign@gmail.com

SHEET
S-1



DeKalb County
GEORGIA

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

Amendments will not be accepted after 5 working days after the filing date.

Date Received: _____ Application No.: _____

APPLICANT NAME: Dorlette Franklin

Daytime Phone #: 678 628 5481 Fax #: _____

Mailing Address: 3640 Platina Park Ct Decatur ga 30034
E-mail: YolletteTangels@gmail.com

OWNER NAME: Dorlette Franklin (If more than one owner, attach contact information for each owner)

Daytime Phone #: 678 628 5481 Fax #: _____

Mailing Address: _____
E-mail: YolletteTangels@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 3640 Platina Park Ct Decatur, DeKalb County, GA, 30034

District(s): _____ Land Lot(s): 61 Block(s): _____ Parcel(s): _____

Acreage or Square Feet: 1608 Commission District(s): DeKalb Existing Zoning: _____

Proposed Special Land Use (SLUP): Home Child Care

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant: Dorlette Franklin
(Check One)

Printed Name of Applicant: Dorlette Franklin

Notary Signature and Seal:

BRETT D MCCOY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 16, 2023



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DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 10/6/2021

TO WHOM IT MAY CONCERN:

(I) (WE), Dorlette Franklin
Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to
3640 Platina Park Ct Decatur Ga 30034
Name of Applicant or Agent

BRETT D MCCOY
NOTARY PUBLIC
Fulton County
State of Georgia
My Comm. Expires June 16, 2023

to file an application on (my) (our) behalf.

Notary Public _____ Owner _____

Notary Public _____ Owner Dorlette Franklin

Notary Public _____ Owner _____

Notary Public _____ Owner _____

Dear Neighbors/Commissioners of District 3.

To whom it may concern, I, Dorlette J Franklin a resident of Dekalb county for the past three years am writing to you today to apply for a special land use permit. My intent is to start an in-home learning childcare center for a small group of children aging from one years old and up. This would be help on my residential property of 3640 Platina Park Ct, Decatur, GA 30034.

Just to give a brief summary of myself and background. I am a 37-year-old mother of 3 teenage girls aging from 14-18. I have been a Certified Nursing Assistant of Elderly's and Children for the last 18+ years and have always has a passion for teaching. Since I was a young girl, I have helped raise all of my nieces and nephews, being that I was the youngest of seven children. I knew then that I wanted to be a mother myself and work with kids.

The care facility: Yolettes 7 Angels will be running at my fully renovated and remodeled second home, that is fully fenced, baby proofed and equipped with an amazing security system. The hours of operation would be 7am-6pm Mon-Friday. Providing children with activities, learning equipment, Breakfast, lunch, and snacks. I will be sending out this letter of intent throughout the community as well as to the district commissioners and neighborhood association.

Thank you all so much for your consideration in this matter as well as I am looking forward to the small contribution I can possibly make towards our community and the children of it. God bless all.

Dorlette J Franklin

Dorlette J Franklin

3640 Platina Park Ct
Decatur, GA 30034
United States

+1 (678) 628-5481

Yolette7angels@gmail.com

October 2nd, 2021

Community Meeting

Dear Neighbors,

To whom it may concern, I, Dorlette J Franklin am writing this letter today because I am currently in the process of starting an in-home childcare facility. If you are receiving this letter, it is because you are a resident within proximity of my home 3640 Platina Park, here in Decatur GA. I am currently applying for a Special Land User Permit that would allow me to care for up to six children within the facility. My hours of operation would be Monday- Friday, between the hours of 7am -6 pm. For this reason, I will be hosting a zoom webinar holding a virtual community meeting and you are invited.

This meeting will be held on Friday, October 22nd at 6pm to discuss this proposal, please feel free to join me.

Meeting ID: 823 105 5339

Passcode: j76WT4

Should you have any questions or concerns regarding the process, please feel free to contact me directly at +1 (678) 628-5481. Thank you all and have a blessed day!

Sincerely, Dorlette J Franklin



Dorlette Franklin <yolette7angels@gmail.com>

Community Meeting

9 messages

Dorlette Franklin <yolette7angels@gmail.com>

Sat, Oct 2, 2021 at 1:10 PM

To: berryfreda227@gmail.com, bethbond@bellsouth.net, pat.lawrencecraig@gmail.com, phthompson3@msn.com, NettieJackson@me.com, tharris@galleryatsouthdekalb.com, csanders@eastmetrocid.com, Pdk-powell@comcast.net, dlocks1019@aol.com, sls1289@gmail.com, leannef@lightnountain.com, frank@golleyrealty.com, mfunk64@att.net, rbarrow@comcast.net, saberlinksy@gmail.com, mhand27@gahoe.com, barnesve@yahoo.com, naacpdek@comcast.net, bcpace2@gmail.com, christinedennis@bellsouth.net, jacquelynbuiebrown@gmail.com, albertajordan@bellsouth.net, bjaevnt@gmail.com, elitedesignsatl@yahoo.com, jasu1@bellsouth.net, sbhouston@bellsouth.net, norfley@yahoo.com, president@naacpdekalb.org, k1776usa@yahoo.com

2 attachments **distr3 n neighborhood .docx**
14K **communtiy letter.docx**
13K**Mail Delivery Subsystem** <mailer-daemon@googlemail.com>

Sat, Oct 2, 2021 at 1:10 PM

To: yolette7angels@gmail.com

**Address not found**

Your message wasn't delivered to leannef@lightnountain.com because the domain lightnountain.com couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 8350602 DNS type 'mx' lookup of lightnountain.com responded with code NXDOMAIN Domain name not found: lightnountain.com

Final-Recipient: rfc822; leannef@lightnountain.com

Action: failed

Status: 4.0.0

Diagnostic-Code: smtp; DNS Error: 8350602 DNS type 'mx' lookup of lightnountain.com responded with code NXDOMAINDomain name not found: lightnountain.com

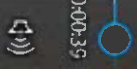
Last-Attempt-Date: Sat, 02 Oct 2021 10:10:39 -0700 (PDT)







0:00:35



0:11:57

18:07:16
18:11:40

From Dorlette Franklin : hello everyone
From j76WT4 : hello

Property Appraiser's Parcel I.D. Number:

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF ROCKDALE

THIS INDENTURE, made this 28th day of September, 2018, between

Heidi Selicia Hall

of the County of DeKalb, State of Alabama, as party or parties of the first part, hereinafter called Grantor,
and

Dorlette Franklin

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

All that tract or parcel of land lying and being in Land Lot 61 of the 15th District of DeKalb County, Georgia, being Lot 37, Block B, Platina Park Townhouses, according to plat recorded in Plat Book 94, Page 32, as revised in Plat Book 95, Page 39, DeKalb County Records. Reference to said plat is hereby made for a complete description of the property herein described.

SUBJECT to all zoning ordinances, easements and restrictions of record affecting said premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in **FEE SIMPLE**.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

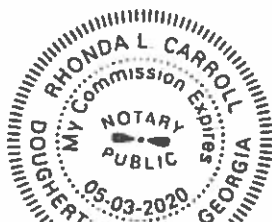
Signed, sealed and delivered in the presence of:

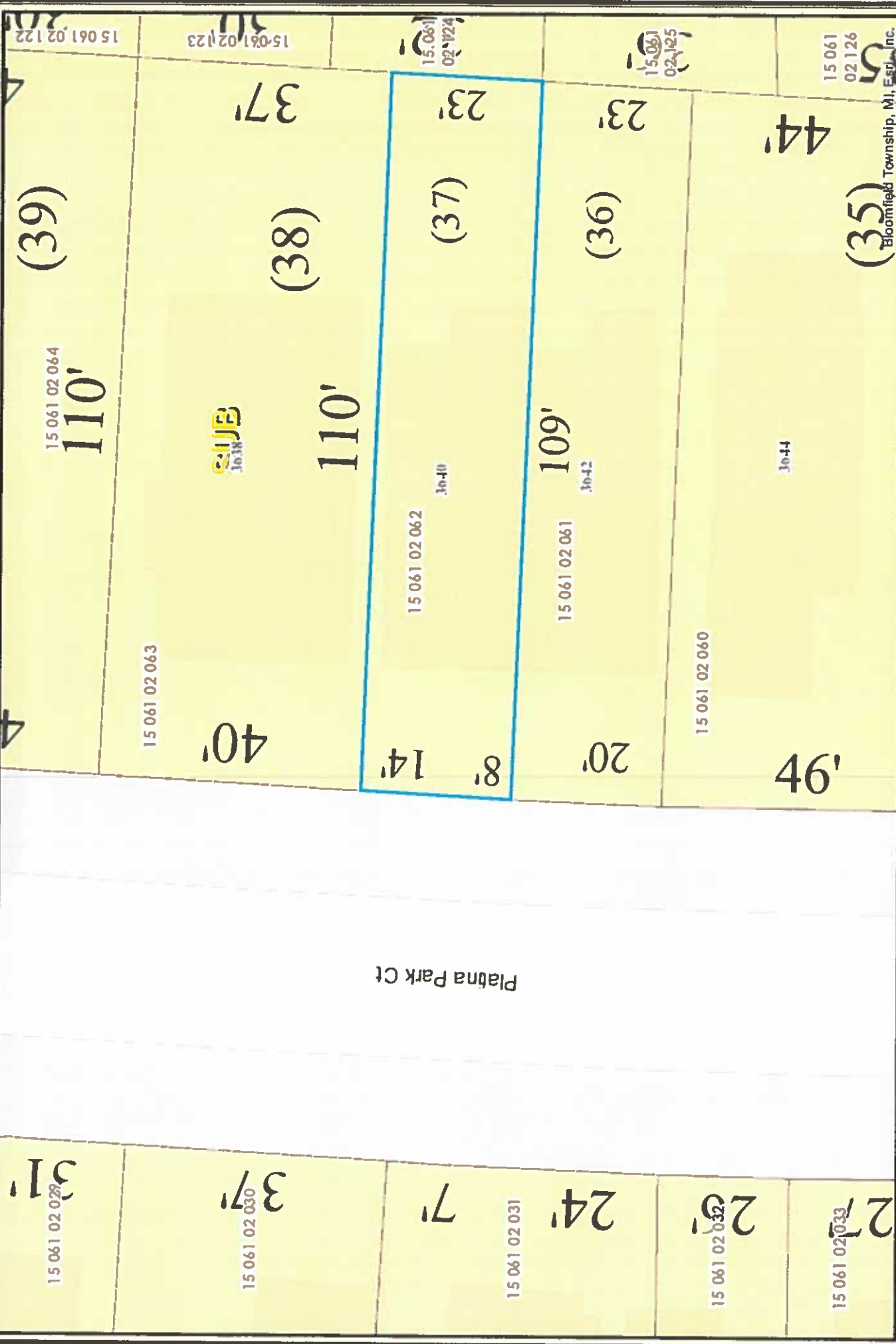
[Signature]
Unofficial Witness

Heidi Selicia Hall (Seal)
Heidi Selicia Hall

[Signature]
Notary Public

My Commission Expires: 05/03/2020





DeKalb County Parcel Map



Date Printed: 10/26/2021



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(35)
15 061 02 126
Bloomfield Township, MI, Esq., Inc.

(36)
15 061 02 125

(37)
15 061 02 124

(38)
15 061 02 123

(39)
15 061 02 122

IMPACT ANALYSIS

Dorlette Franklin

A. Adequacy of the size of the site for use contemplated and whether or not adequate land area is available for the proposed use including 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.

Located on 1608 square feet, adequate land is available to operate an in-home childcare facility. All required yards, open space, off-street parking, and all other applicable requirements are met.

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

Not applicable.

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

Given that the area surrounding the proposed in-home childcare facility contain public streets, adequate public services and facilities are available. There are also utilities available in the facility.

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;

Entering and exiting the facility, there is a residential driveway located on Platina Park Court. Platina Park Court appears to have adequate traffic-carrying capacity for the trips that would be generated by the facility.

E. Whether or not 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 character of the vehicles nor traffic generated by the in-home childcare facility will not adversely affect any existing land uses located along access routes to the site.

F. Ingress and egress to the subject property and to all proposed buildings, structures, and uses thereon, with particular references to pedestrian and automotive safety and convenience, traffic flow and control, and access in the event of fire or other emergency.

In the event of an emergency such as a fire, the facility will have adequate ingress and egress to the current structure. The facility current has ingress and egress from Platina Park Court.

G. Whether or not 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 will create no adverse impacts upon any adjoining land use by reason of any abnormal smoke, odor, dust, noise, nor vibration expected from a townhouse.

H. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

The hours of operation proposed for the in-home childcare facility should not create any adverse impacts upon any adjoining land.

I. Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use;

The manner of operation proposed for the in-home childcare facility should not create any adverse impacts upon any adjoining land.

J. Whether or not the proposed plan is consistent with all of the requirements of the zoning district classification in which the use is proposed to be located;

The proposed plan is consistent with all of the requirements of the 15th district classification in which the use is proposed to be located.

K. Whether or not the proposed use is consistent with the policies of the Comprehensive Plan;

The proposed use is consistent with the requirements of the policies of the comprehensive plan.

L. Whether or not the proposed plan provides for all required buffer zones and transitional buffer zones where required by the regulations of the district in which the use is proposed to be located.

Transitional buffer zones are not required.

M. Whether or not there is adequate provision of refuse and service areas.

Adequate provision of refuse and service areas will be provided adjacent to the facility.

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

There does not appear to be any compelling reasons for limiting the duration of the requested Special Land Use Permit.

O. Whether or not 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 the adjacent and nearby lots and buildings.

The proposed use is an existing townhouse and is consistent with nearby townhouse and single-family homes. The applicant has no plans for expansions or additions that will cause inconsistency with adjacent lots and buildings.

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

There are no known historic buildings, sites, districts or archaeological resources in the immediate area that will be adversely affected by the proposed use.

Q. Whether the proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit.

The existing driveway should be able to accommodate two normal or compact size passenger vehicles.

R. Whether or not the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building.

The proposed use will be in an existing 2-story home, thus, no adverse impacts from building height will be created.

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

The proposed use of the in-home childcare facility will not result in a disproportional proliferation of that or similar uses in the subject character area.

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

The proposed use shows consistency with the needs of the community. The proposed use shows consistency with the Comprehensive Plan.

To whom it may concern,

I, Dorlette Franklin, am writing to inform you that I am submitting my application for planning and sustainability. Unfortunately, due to covid -19 most of the companies I contacted for a boundary survey or site plan are no longer doing so for residential properties. Along with that, due to the holidays coming up, the previously scheduled dates have been pushed back to late November or some time in December. I have spoken to David Cullison who stated he spoke with Mathew Williams who stated that I am able to submit the application without it. Once I receive the site plan and boundary survey, I will proceed to send it in. If you have any more question, please feel free to contact me at 678-628-5481.

Each child day care facility and child day care center shall be subject to the following requirements.

A child day care facility or center may also be a kindergarten or preschool.

A. Each child day care facility and child day care center shall comply with all applicable state day care requirements for standards, licensing and inspection. A DeKalb County business license is required.

In the process of obtaining .

B. Prior to the issuance of a business license for a child day care facility or child day care center, the necessary licensing from the State of Georgia shall be obtained, including compliance with all requirements related to minimum area for classrooms, play areas, and fencing. Each child day care facility and child day care center shall provide off-street parking spaces as required by the applicable zoning district. Each child day care center shall provide an adequate turnaround on the site.

Applicable.

C. The exterior appearance of any child day care facility located in a residential district shall be maintained as a residential structure, and no signs other than those otherwise authorized within the applicable zoning district shall be erected (no cut-outs, animal characters, or other graphics shall be affixed to the exterior of the structure or displayed upon the premises).

I have no plans of doing so / None.

D. No child day care facility shall be located within one thousand (1,000) feet of another child day care facility.

My facility is located 1,600 sq feet away from the nearest day care.

This home is an existing Town House. No modifications are being made to the existing structure. The goal of this application is to simply start up an in-home childcare facility.

Photo of Property:

