

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: _____ Application No: _____

APPLICANT NAME: Natalie Brannon

Daytime Phone: (678)732-7345 E-Mail: nlipede@yahoo.com

Mailing Address: 6651 Princeton Park Court
Lithonia, GA 30058

Owner Name: (same as above)
(If more than one owner, attach contact information for each owner)

Daytime Phone: (678)732-7345 E-Mail: nlipede@yahoo.com

Mailing Address: 6651 Princeton Park Ct.
Lithonia, GA 30058

SUBJECT PROPERTY ADDRESS OR LOCATION: 6651 Princeton Park
Court 30058 DeKalb County, GA, Lithonia

Parcel ID: 1612702020 Acreage or Square Feet: .36 Commission Districts 4 & 7

Existing Zoning: R-100 Proposed Special Land Use (SLUP) Childcare
business up to 6 children

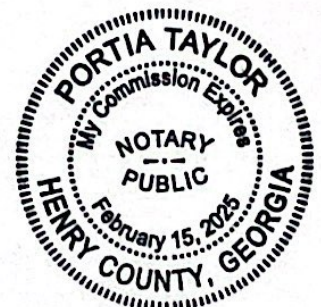
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: ☒ Agent: Natalie Brannon Signature of Applicant

Printed Name of Applicant: Natalie Brannon

Notary Signature and Seal:

Portia Taylor



Natalie Brannon

6651 Princeton Park Court

Lithonia, GA 30058

October 1, 2022

To Whom it May Concern,

I am requesting a Special Land Use Permit for the property 6651 Princeton Park Court, Lithonia, GA 30058. Currently, the property is my residential home. I am requesting the special use of the property to operate an in-home childcare business in my home. The hours of operation are from 6:30am till 6:00 pm and will serve up to six children. I along with one other employee will serve the families Monday thru Friday at the said times above.

There shall be no modifications to the exterior structure of the home. There will be a few additional cars on the street during those hours which will have very little impact to the traffic on the street. Attached are the remaining required documents for the special use application.

Thank you for considering this SLUP application for use of my in-home childcare business.

Sincerely,

Natalie Brannon

October 1, 2022

To Whom it May Concern,

I hereby certify that, to the best of my knowledge, no aspect of my current personal or professional circumstance places me in the position of having a conflict of interest with requesting, applying or receiving an opportunity for a SLUP application acceptance.

I hereby certify that, to the best of my knowledge, neither I (including any member of my immediate family) nor any individual or entity with whom or with which I have a significant working relationship have (has) received nor paid any individual from the Dekalb County Commissioners office nor any campaign contributions to any candidate.

The foregoing statements are true without exception.

Sincerely,

Natalie Brannon

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

PRE-APPLICATION FORM
REZONE, SPECIAL LAND USE PERMIT, MODIFICATION, AND LAND USE
(Required prior to filing application: signed copy of this form must be submitted at filing)

Applicant Name: Natalie O'Brannon _____ Phone: _ 678-732-7365 _____ Email: ____
nlipede@yahoo.com _____

Property Address: _ 6651 Princeton Park Court _____

Tax Parcel ID: _16 127 02 020 _____ Comm. District(s): _4 & 7 _____ Acreage: _ .36 _____

Existing Use: _Single-Family Home _____ Proposed Use _Child Day Care facility for up to 6 children____

Supplemental Regs: _Y—Sec 4.2.19 _____ Overlay District: _NA _____ DRI: ____NA _____

Rezoning: Yes _____ No __ X_____

Existing Zoning: _R-100 _____ Proposed Zoning: _NA _____ Square Footage/Number of Units:

Rezoning Request: _____

Land Use Plan Amendment: Yes _____ No _ X_____

Existing Land Use: _SUB _____ Proposed Land Use: ____NA _____ Consistent _____
Inconsistent _____

Special Land Use Permit: Yes _X _____ No _____ Article Number(s) 27-

Special Land Use Request(s) _____ Special Land Use permit application to allow a child care facility for up
to 6 children in an existing single-family home in the R-100 district.

Major Modification:

Existing Case Number(s): ____NA _____

Condition(s) to be modified:

DEPARTMENT OF PLANNING & SUSTAINABILITY

WHAT TO KNOW BEFORE YOU FILE YOUR APPLICATION

Pre-submittal Community Meeting: ☒ Review Calendar Dates: ☒ PC: 01/05/23 BOC:
01/26/23 Letter of Intent: ☒ Impact Analysis: ☒ Owner Authorization(s): ☒
Campaign Disclosure: ☒ Zoning Conditions: ☐ Community Council Meeting:
_12/15/22* Public Notice, Signs: ☒ Tree Survey, Conservation: Land Disturbance
Permit (LDP): Sketch Plat: Bldg. Permits: ☒ Fire Inspection: ☒
Business License: ☒ State License: Lighting Plan: Tent Permit:
Submittal Format: NO STAPLES, NO BINDERS PLEASE

***Deadline for hosting pre-community meeting with 15 days notice for January 2023 agenda cycle would be 10/26/22.**

****Filing Deadline for application is 10/27/22. If there are more than 20 cases on January agenda cycle then case would be heard in March 2023.**

Review of Site Plan

Density: Density Bonuses: Mix of Uses: Open Space: Enhanced
Open Space: Setbacks: front ☒ sides side corner ☒ rear Lot Size:
☒ Frontage: ☒ Street Widths: Landscape Strips: Buffers:
Parking Lot Landscaping: Parking - Auto: ☒ Parking - Bicycle: Screening:
Streetscapes: ☒ Sidewalks: Fencing/Walls: Bldg. Height: ☒ Bldg.
Orientation: Bldg. Separation: Bldg. Materials: Roofs: Fenestration:
Façade Design: Garages: Pedestrian Plan: Perimeter Landscape Strip:
Possible Variances:

Comments: Applicant will need to provide justification as to how proposed Special Land Use Permit and proposed *Child Care Facility* is compatible with surrounding single-family detached area. Applicant will need to demonstrate compliance with R-100 zoning requirements including provision of minimum of 2 parking

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spaces, and will need to show compliance with supplemental regulations for *Child Care Facility*. Maximum of 6 people for *Child Care Facility*".

This only a preliminary review and is not a complete list of zoning requirements, a final and complete review will be done upon official submission of a rezoning application and concept plan.

Planner: John Reid Date 8/31/22 Natalie Brannon 8/31/22

Filing Fees

REZONING:	RE, RLG, R-100, R-85, R-75, R-60, MHP, RSM, MR-1	\$500.00
	RNC, MR-2, HR-1, HR-2, HR-3, MU-1, MU-2, MU-3, MU-4, MU-5	\$750.00
	OI, OD, OIT, NS, C1, C2, M, M2	\$750.00
LAND USE MAP AMENDMENT		\$500.00
SPECIAL LAND USE PERMIT		\$400.00

Impact Analysis

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

Yes. The size of my home is adequate in size and land area- including yard and open space; off-street parking (6 parking spaces); transitional buffer zones and meets all other applicable requirements of the zoning district in which the use is proposed to be located.

- B. Compatibility of the proposed use with adjacent properties and land use and other properties and land uses in the district, and whether the proposed use will create adverse impacts upon any adjoining land use by reason of traffic volume/congestion, noise, smoke, odor, dust, or vibration generated by the proposed use.

There is compatibility of the proposed use with of properties. There are no adjacent properties to the proposed land. The childcare business will not create an adverse impact to any adjoining or neighboring land with traffic volume/ congestion, noise, smoke, odor, dust, or vibration generated by the proposed use of a family childcare facility.

- C. Adequacy of public services, public or private facilities, public or private streets (including consideration of traffic carrying capacity), and utilities to serve the use contemplated.

Yes, there is adequacy of public services, public or private facilities, public or private streets (including consideration of traffic carrying capacity), utilities to serve the use of a family childcare facility in our 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.

Yes. There is adequacy of the public street on which the use of a family childcare business is proposed to be located and there is sufficient traffic carrying capacity for the use proposed so as not increase traffic and not create congestion in the area.

- E. 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 fire or other emergency

Yes. The property has adequacy of ingress and egress to the 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 fire or other emergency.

- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

No. The proposed use will not create adverse impacts upon any adjoining land use by reason of the manner and hours of operation of the proposed use.

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

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

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

Yes. The proposed use is consistent with the comprehensive plans. It has the required amount of parking; it does not disturb or congest traffic on the street; there are no loud noises that will affect residents during business hours (6:00 am- 5:30 pm); and there are no major modifications to the property that will take from the original uniformity of the neighborhood.

- I. Whether there is adequate provision of refuse and service areas

Yes. There is adequate provision of refuse and service areas and will not impact the refuse and service areas. There will not be more than six additional children with use of the refuse and service areas.

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

No. The length of time for the special land use permit should not be limited in duration. This will be my new source of income and I plan to remain an in home childcare provider.

- K. 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 the adjacent and nearby lots and buildings, and

whether the proposed use will create a shadow impact on any adjoining lot or building, as a result of the proposed building height.

As described in the attached original survey of the home. The size, scale and massing of proposed building is appropriate in relation to the size of the subject property and in relation to the size and scale and massing of nearby lots and buildings and whether the proposed use will not create a shadow impact on any adjoining lot or building (there are none), as a result of the proposed building height.

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

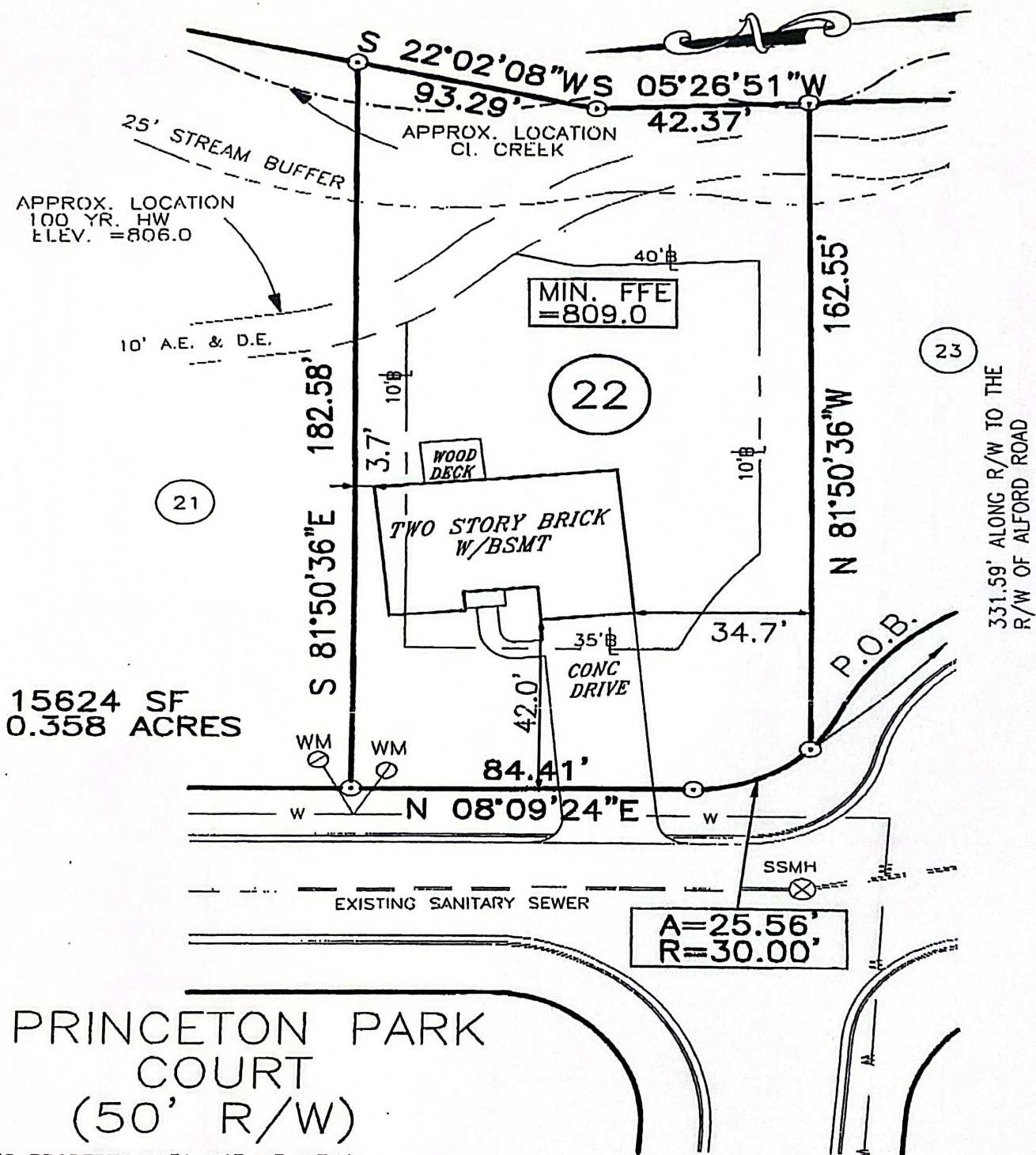
No. The proposed plan will not adversely affect any historic buildings, sites, districts, or archaeological resources.

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

Yes. The proposed use satisfies the requirements contained within the Supplemental Regulations for such special land use permit which includes: the proposed off-street parking areas and the proposed outdoor play areas that can be adequately screened and does not adversely impact any adjoining land use. There is an adequate and safe location for the dropping off and picking up of children at the child day care facility; and the character of the exterior of the proposed structure will be compatible with the residential character of the buildings in the zoning district in which the child day care facility is proposed to be located, if proposed for a residential zoned district.

N. 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 objectives of the comprehensive plan.

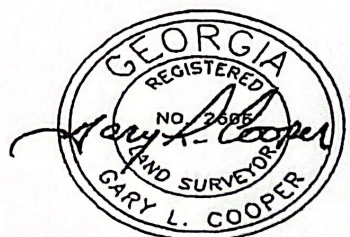
Yes. The proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives. Our community could use more childcare options to available.



15624 SF
0.358 ACRES

PRINCETON PARK
COURT
(50' R/W)

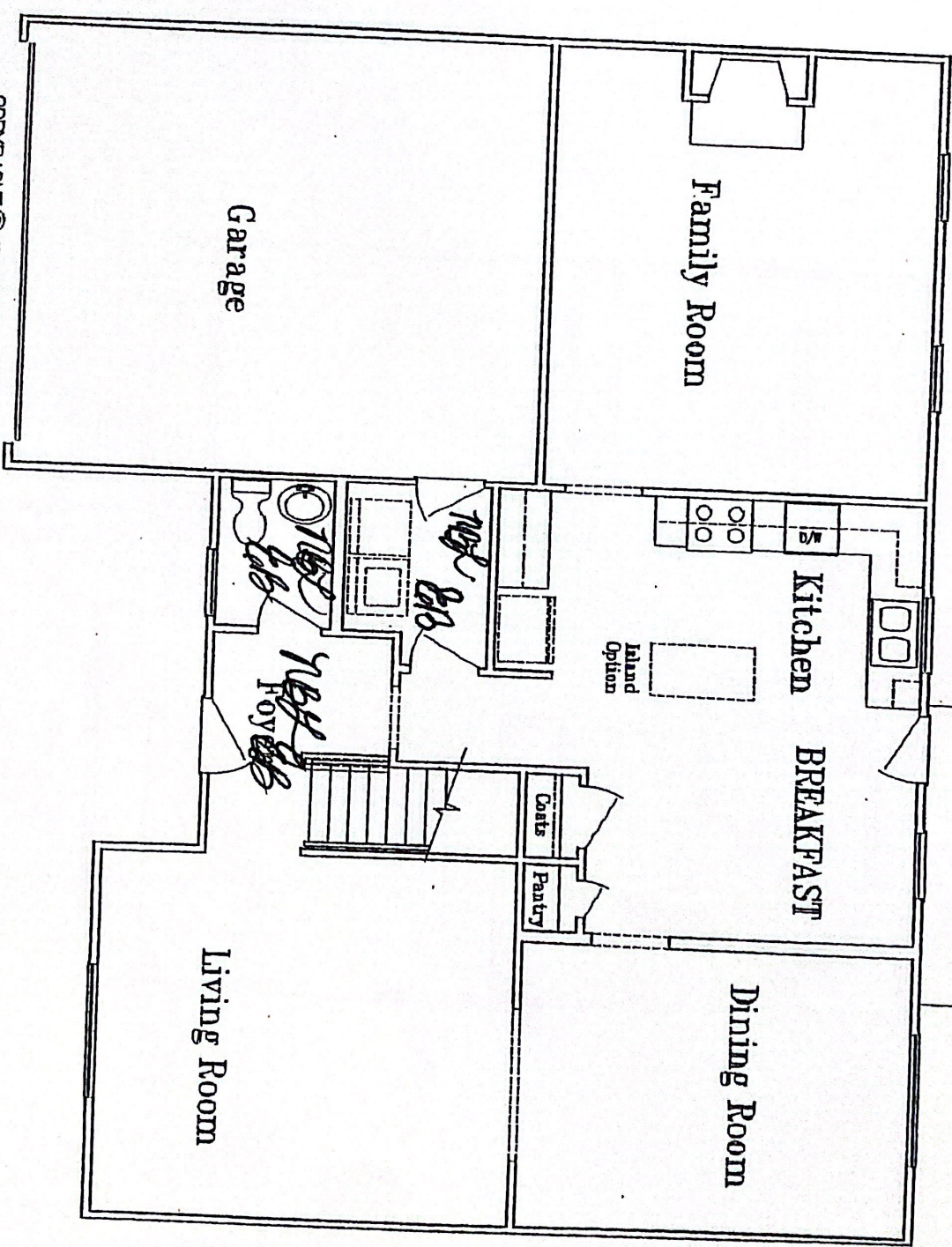
THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 130065 0010 B&C



IN MY OPINION THIS PLAT IS A CORRECT
REPRESENTATION OF THE LAND PLATTED
AND HAS BEEN PREPARED IN CONFORMITY
WITH THE MINIMUM STANDARDS AND
REQUIREMENTS OF THE LAW

FINAL SURVEY FOR:		
NATALIE & EVELYN BRANNON		
DATE: 2-27-02	LAND LOT: 130 DISTRICT: 16TH	DRAWN BY: PWF/SL
SCALE: 1"=30'	SECTION: COUNTY: DEKALB SURVEYED BY: SB	
ADAM & LEE LAND SURVEYING 5640 GA. HWY. 20 S. LOGANVILLE, GA 30052 (770) 554-8995		
LOT 22, BLOCK A, PHASE ONE PRINCETON PARK, UNIT ONE 6651 PRINCETON PARK COURT PLAT BOOK 111, PAGE 14		00009-22A

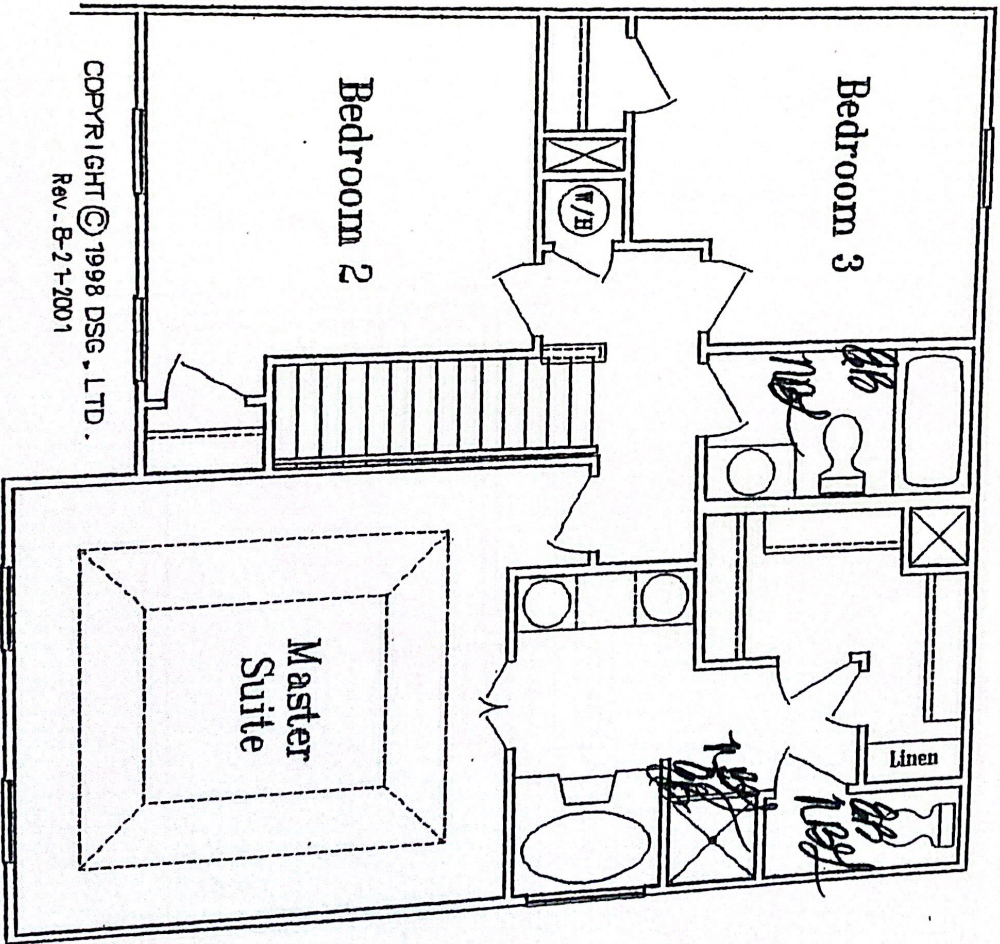
SIGN Tate & Sons Ltd.
 SIGN Debra Brown



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 Rev. 8-2-2001

Plan 1495 First Floor

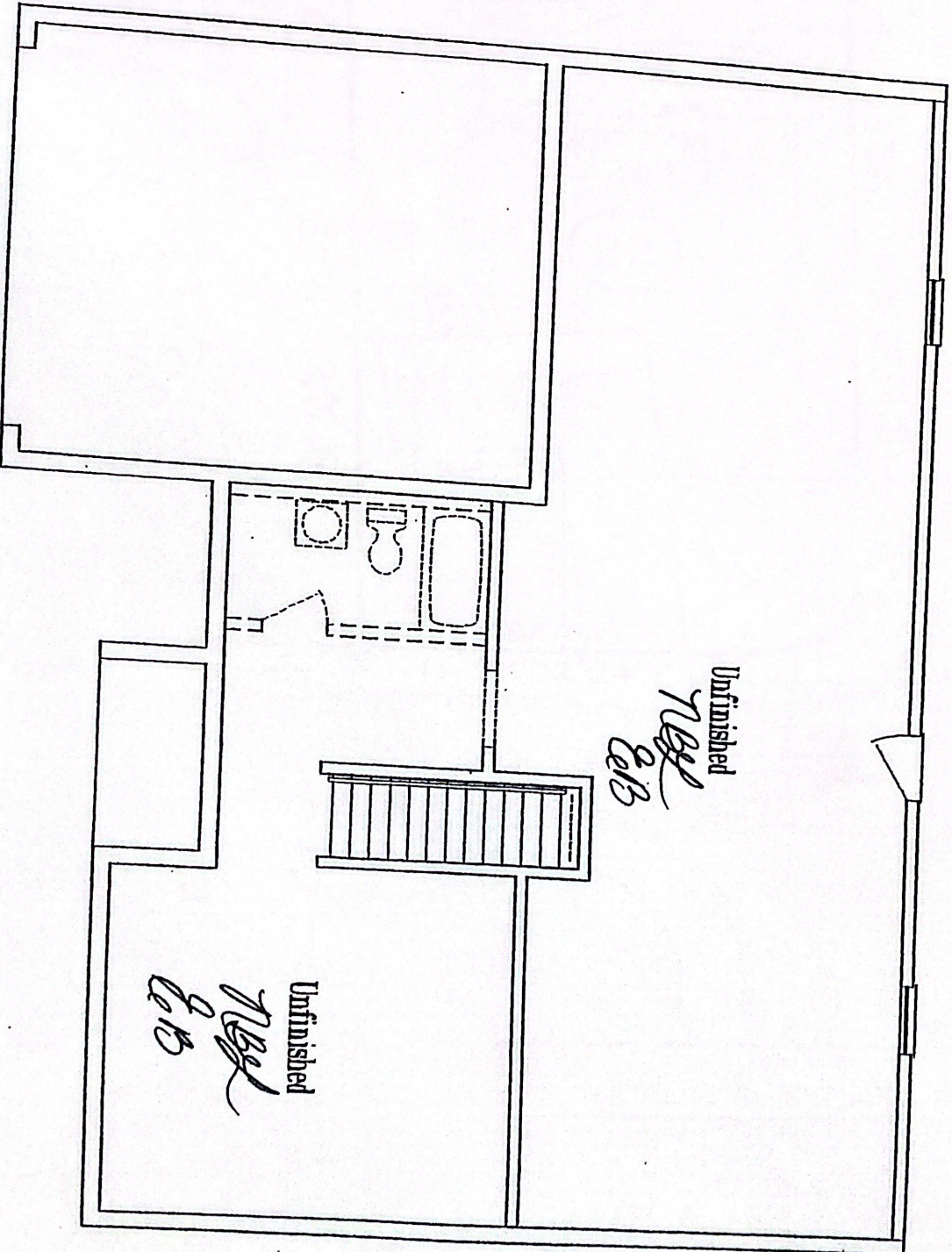
Signature
SIGN *Debbie Brown*
Signature
SIGN *Debbie Brown*



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Plan 1495 Second Floor

STEN *Natalie Brown*
STEN *Golden Brown*



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Rev. 8-21-2001

Plan 1495 Basement

September 5, 2022

RE: A proposed rezoning project at 6651 Princeton Park Court, Lithonia, GA. 30058

Dear Property Owner,

I would like for you to join my Zoom Video Meeting, Wednesday, September 21, 2022 from 5:00 pm to 6:00 pm to discuss the proposed rezoning of the property at 6651 Princeton Park Court, Lithonia, GA 30058. I am seeking to rezone the property to allow for the development of an in-home Child Day Care Business that will service up to six children.

Below are the meeting instructions. You may join the video meeting from your cell phone, tablet, lap/desk- top with or without video. If you can not attend the meeting but would like to learn more about the company you may reach me at (678)732-7365 or email me at nlipede@yahoo.com and I will provide you a summary of the meeting.

You are invited to a Zoom meeting.

When: September 21, 2022

Natalie Brannon is inviting you to a scheduled Zoom meeting.

Topic: Community Meeting

Time: Sep 21, 2022 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/87228805592?pwd=aHhncGszRjJZY1NuSDcvRGRLUVZvQT09>

Meeting ID: 872 2880 5592

Passcode: Brannon1

Please contact me if you have any questions regarding the meeting.

Sincerely,

Natalie Brannon



+17736804825



Friday, September 23

Good morning 🌞 My name is Val Taggart your neighbor. I missed your Zoom call regarding your rezoning proposal and I'd like to hear more. Please let me know when you're available for a brief chat. Thank you!

10:06 AM

Hi! No worries. When's a good time to talk? I'm free today for a couple hours.

1:58 PM

Perfect! I am wrapping up a meeting but will give you a call shortly

thereafter. Th



5:31




Close

Participants (4)

 Patience Lipede (me)



 Natalie Brannon (Host)



 David Cason



 Destiny F. (she/her)



Invite