

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District, at 6651 Princeton Park Court.

PETITION NO: N10-2022-2541 SLUP-23-1246189

PROPOSED USE: In-home, childcare facility for up to six (6) children.

LOCATION: 6651 Princeton Park Court, Lithonia, Georgia 30058.

PARCEL NO. : 16-127-02-020

INFO. CONTACT: Brandon White, Planning Manager

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District. The property is located on the east side of Princeton Park Court, at 6651 Princeton Park Court in Lithonia, Georgia. The property has approximately 92 feet of frontage along Princeton Park Court and contains 0.36 acre.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The applicant is seeking a special land use permit (SLUP) to establish a child day care facility (up to six (6) children). The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the *Comprehensive Plan*. The subject property is located in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal permits a small-scale childcare service that may serve the needs of its immediate residential community. The site should be adequate for a small childcare service in a residential setting. Adverse impacts based on the manner and time of operation should be minimal. The proposed hours of operation are 6:30am to 6:00pm; Monday through Friday. No significant regulatory issues have been raised related the proposed operation. State records indicate that the nearest day care facility to the subject property is 931 linear feet. Section 4.2.19 D states “no child day care facility shall be located within one thousand (1,000) feet of another child day care facility.” Therefore, upon review of Sections 7.4.6, 7.4.7 C, and 4.2.19 of the *Zoning Ordinance*, staff recommends “Disapproval of the special land use permit request”.

PLANNING COMMISSION VOTE: Denial 9-0-0. LaSonya Osler moved, Jana Johnson seconded for Denial, per Staff recommendation. The Applicant was not present.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 7-0-1.



DeKalb County Department of Planning & Sustainability

178 Sams Street,
Decatur, GA 30030

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

Planning Commission Hearing Date: January 5, 2023
Board of Commissioners Hearing Date: January 26, 2023

STAFF ANALYSIS

Case No.:	SLUP-23-1246189	Agenda #: 2022-2541
Location/Address:	6651 Princeton Park Court	Commission District: 04 Super District: 07
Parcel ID(s):	16-127-02-020	
Request:	Special Land Use Permit to operate an in-home childcare facility for up to six children.	
Property Owner(s):	Natalie and Evelyn Brannon	
Applicant/Agent:	Natalie Brannon	
Acreage:	0.36 acres	
Existing Land Use:	Residential	
Surrounding Properties:	North: R-100 East: R-100 South: R-100 West: R-100	
Comprehensive Plan:	SUB	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Inconsistent

Staff Recommendation: Disapproval.

The applicant is seeking a special land use permit (SLUP) to establish a child day care facility (up to six (6) children). The requested use is consistent with the *Zoning Ordinance* and does not detract from the goals of the *Comprehensive Plan*. The subject property is located in the Suburban (SUB) future land use character area, which includes institutional use as a primary land use (pg. 115). The proposal permits a small-scale childcare service that may serve the needs of its immediate residential community.

The site should be adequate for a small childcare service in a residential setting. Adverse impacts based on the manner and time of operation should be minimal. The proposed hours of operation are 6:30am to 6:00pm; Monday through Friday. No significant regulatory issues have been raised related the proposed operation. State records indicate that the nearest day care facility to the subject property is 931 linear feet. Section 4.2.19 D states “no child day care facility shall be located within one thousand (1,000) feet of another child day care facility.”

Therefore, upon review of Sections 7.4.6, 7.4.7 C, and 4.2.19 of the *Zoning Ordinance*, staff recommends disapproval of the special land use permit request.

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)732-7365 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)732-7365 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

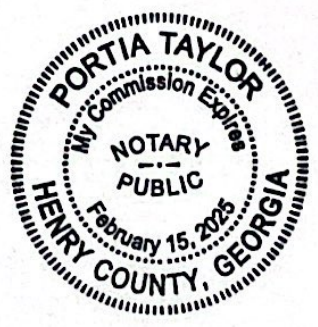
Existing Zoning: R-100 Proposed Special Land Use (SLUP) Childcare
business up to 6 children

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

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 non), as a result of the proposed building height.

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

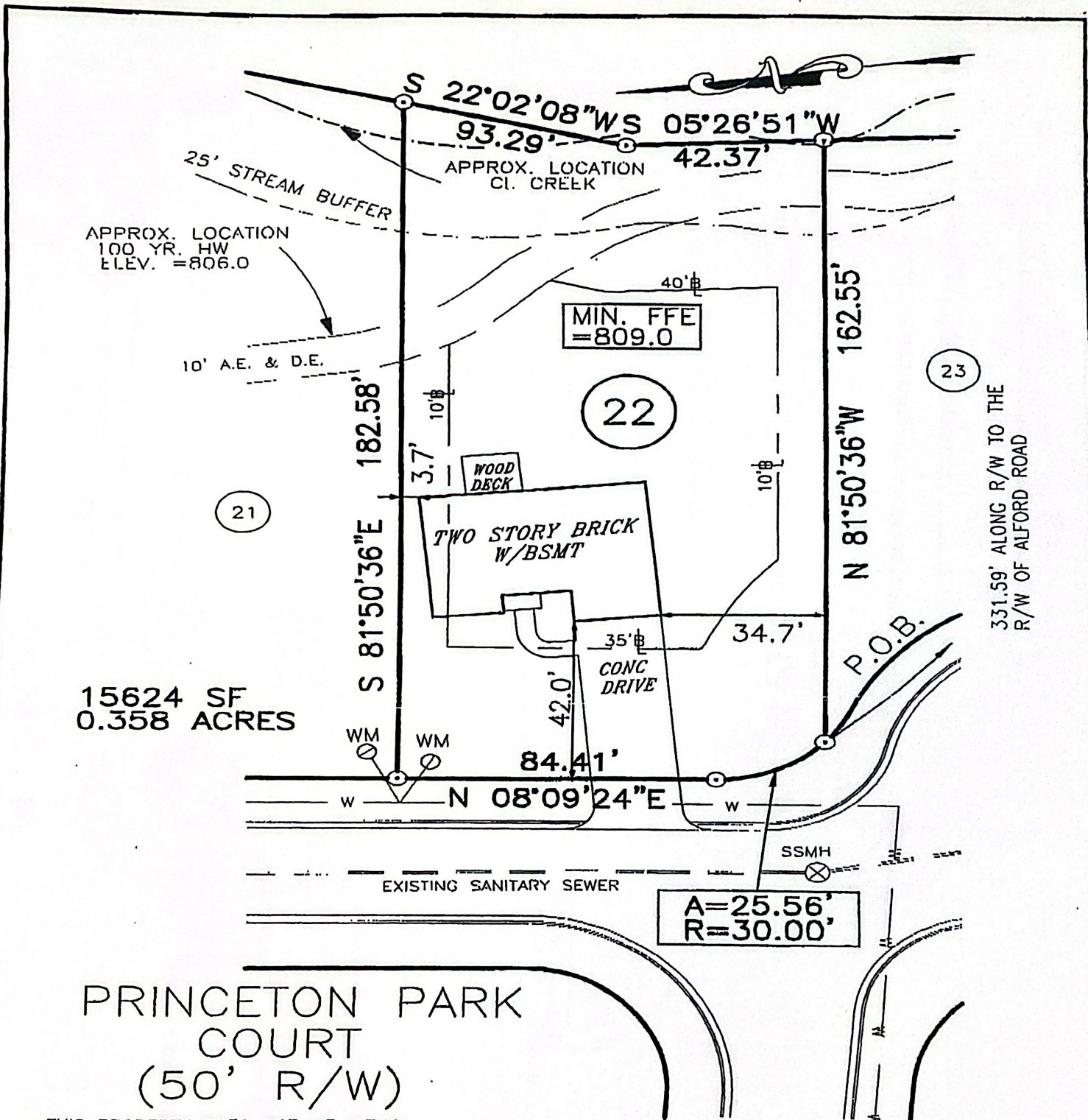
No. The proposed plan will not adversely affect any historic buildings, sites, districts, or archaeological resources.

- 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.

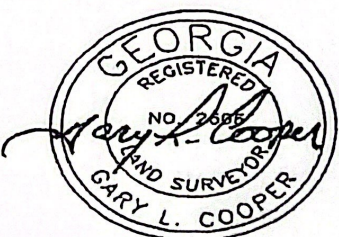
Yes. The proposed use would be consistent with the needs of the neighborhood or the community as a whole, be compatible with the neighborhood, and would not be in conflict with the overall objectives. Our community could use more childcare options to available.



15624 SF
0.358 ACRES

PRINCETON PARK COURT
(50' R/W)

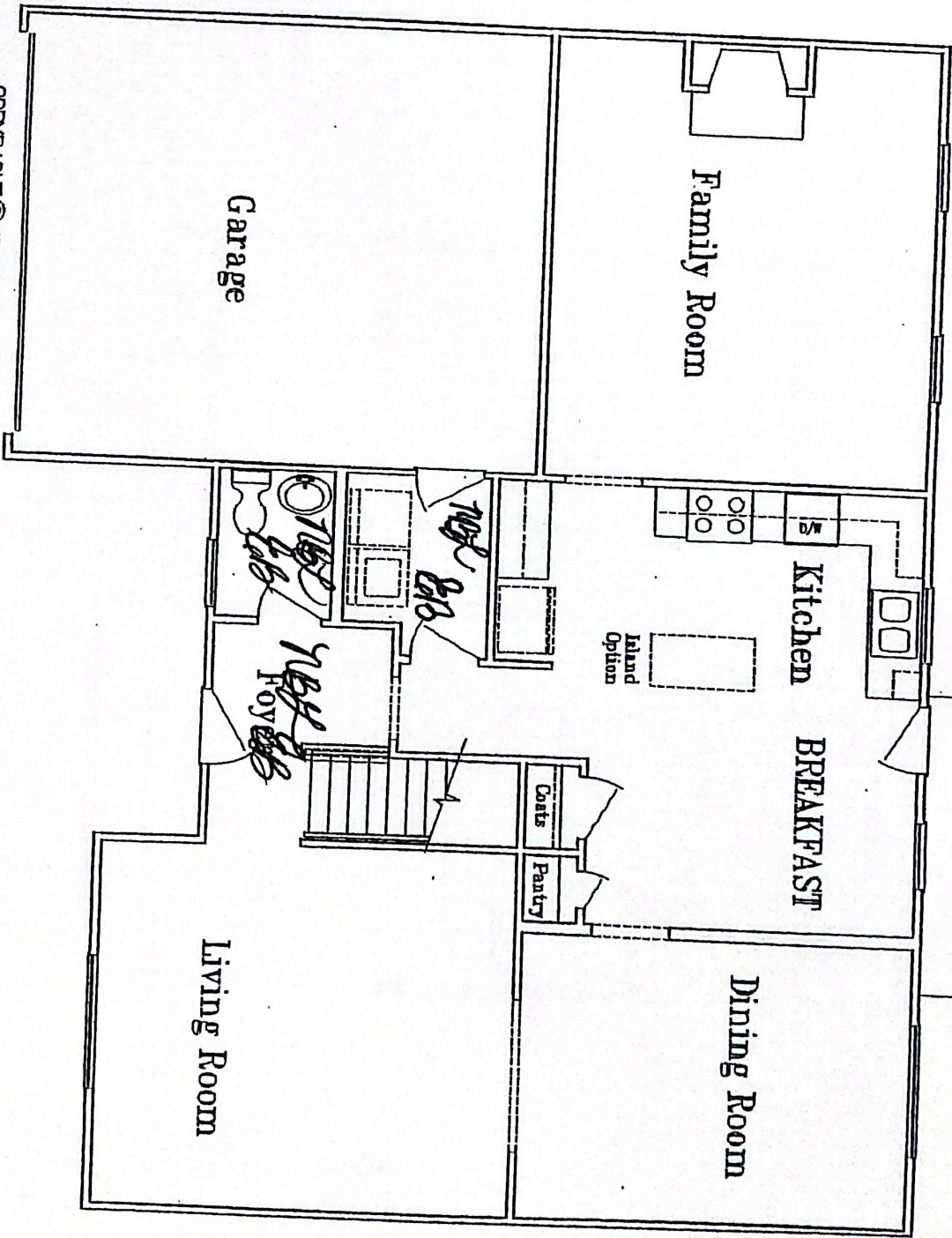
THIS PROPERTY DOES NOT LIE WITHIN
A FEDERAL FLOOD HAZARD AREA AS
PER PANEL NO. 130065 0010 B&C



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'	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

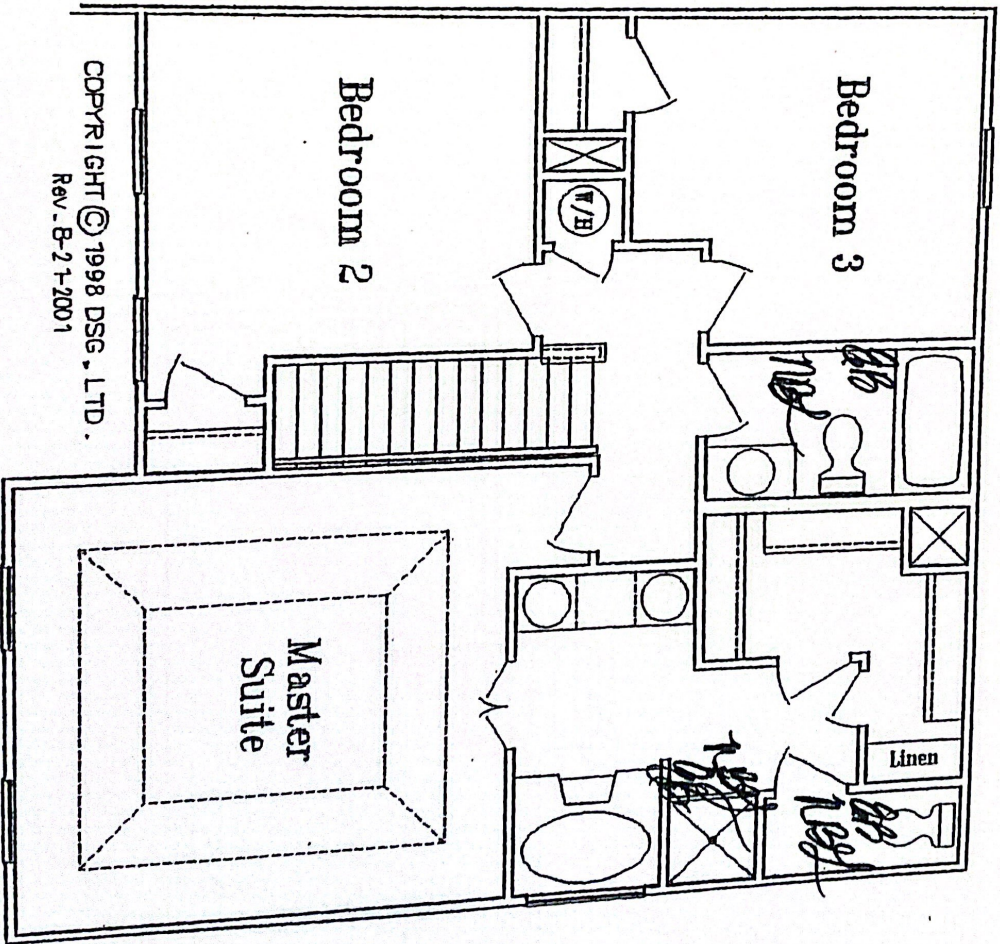
SIGN *Tate & Sons Ltd*
SIGN *Debra Brown*



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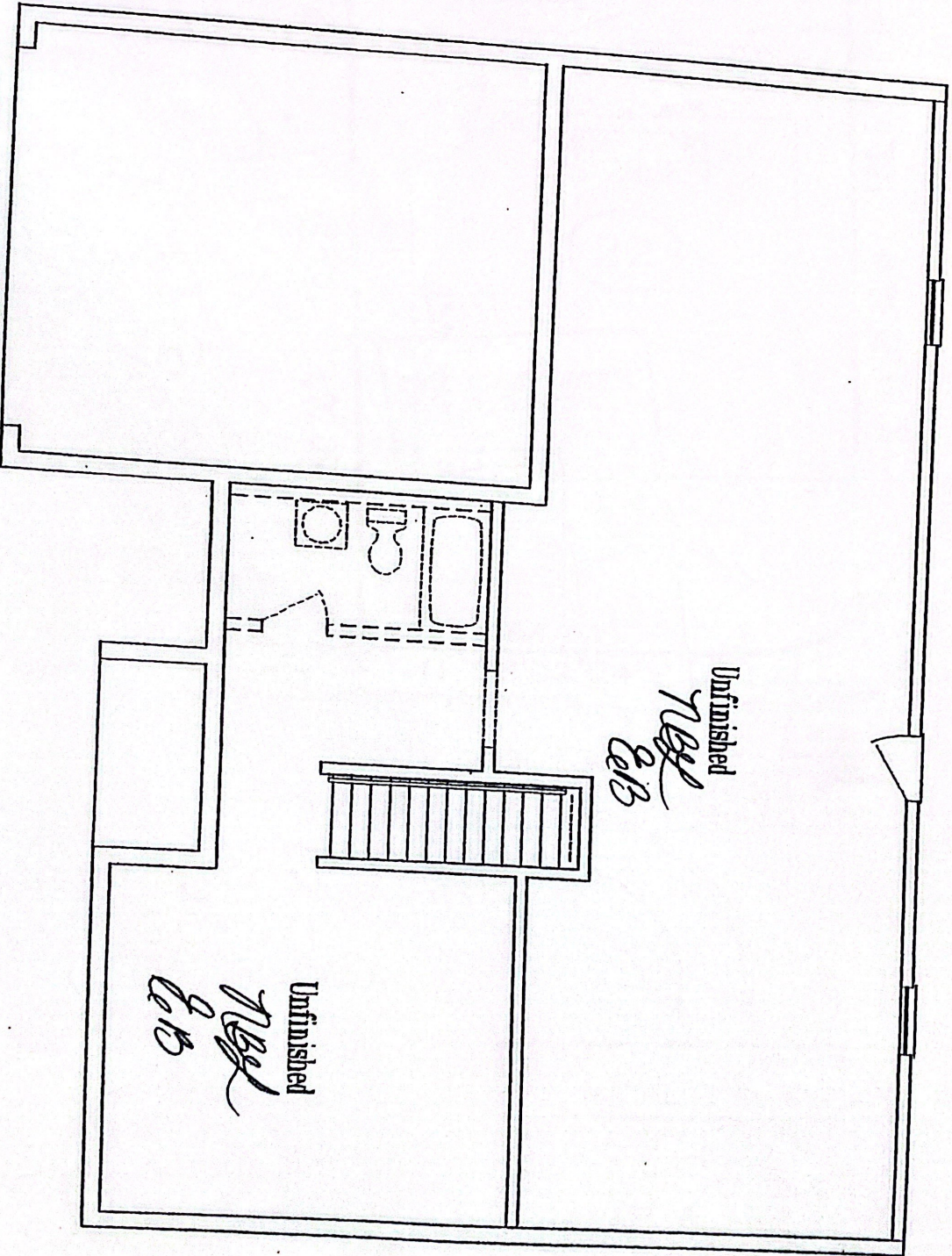
Plan 1495 First Floor

SIGN *Dorothy Brown Ford*
SIGN *Lynne Barker*



Plan 1495 Second Floor

STEN
SIGN
Patricia Brown
Quinn Brown



COPYRIGHT © 1998 DSG, LTD.
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



5:31



Close

Participants (4)

 Patience Lipede (me)



 Natalie Brannon (Host)



 David Cason



 Destiny F. (she/her)



Invite

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 non), 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.



**DEKALB COUNTY GOVERNMENT
PLANNING DEPARTMENT
DISTRIBUTION FORM**

NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO MICHELLE ALEXANDER mmalexander@dekalbcountyga.gov AND/OR LASONDRA HILL lahill@dekalbcountyga.gov

**COMMENTS FORM:
PUBLIC WORKS WATER AND SEWER**

Case No.: SLUP-23-1246189

Parcel I.D. #: 16-127-02-020

Address: 6651 Princeton Park Court
LITHONIA, GA 30058

WATER:

Size of existing water main: 8" DIP (adequate/inadequate)

Distance from property to nearest main: adjacent

Size of line required, if inadequate: unknown

SEWER:

Outfall Servicing Project: South Fork Peachtree Street

Is sewer adjacent to property: Yes (No (If no, distance to nearest line: _____

Water Treatment Facility: Atlanta (adequate (inadequate

Sewage Capacity: 36 (MGPD) Current Flow: 40 (MGPD)

COMMENTS:

Sewer capacity is required for change of use

Signature: Yola Lewis

12/8/2022

To: Ms. Madolyn Spann, Planning Manager
Mr. John Reid, Senior Planner
From: Ryan Cira, Director
Cc: Alan Gaines, Environmental Health Deputy Director
Re: Rezone Application Review

General Comments:

DeKalb County Health Regulations prohibit use of on-site sewage disposal systems for

- multiple dwellings
- food service establishments
- hotels and motels
- commercial laundries
- funeral homes
- schools
- nursing care facilities
- personal care homes with more than six (6) clients
- child or adult day care facilities with more than six (6) clients
- residential facilities containing food service establishments

If proposal will use on-site sewage disposal, please contact the Land Use Section (404) 508-7900.

Any proposal, which will alter wastewater flow to an on-site sewage disposal system, must be reviewed by this office prior to construction.

This office must approve any proposed food service operation or swimming pool prior to starting construction.

Public health recommends the inclusion of sidewalks to continue a preexisting sidewalk network or begin a new sidewalk networks. Sidewalks can provide safe and convenient pedestrian access to a community-oriented facility and access to adjacent facilities and neighborhoods.

For a public transportation route, there shall be a 5ft. sidewalk with a buffer between the sidewalk and the road. There shall be enough space next to sidewalk for bus shelter's concrete pad installation.

Since DeKalb County is classified as a Zone 1 radon county, this office recommends the use of radon resistant construction.

Board of Health

DeKalb County Board of Health

404.508.7900 • www.dekalbhealth.net

12/8/2022

N9-2022-2540

Z-23-12446187/ 15-250-07-001, 15-250-07-003,15-250-07-005,15-250-07-006,15-250-07-007,15-250-07-008,15-250-07-009,15-250-07-010, 15-250-07-011,15-250-07-012,15-250-07-013,15-250-07-014,15-250-07-016,15-250-07-017,15-250-07-018,15-250-07-019,15-250-07-020,

3350 Kensington Road, Decatur, GA 30032

Amendment

- Please review general comments.
- case#s.... 15-250-07-021,15-250-07-022,15-250-07-023,15-250-07-024,15-250-07-025,15-250-07-026,15-251-02-001,15-251-02-002,15-251-02-003,15-251-02-004,15-251-02-005,15,251-02-006,15-251-02-007,15-251-02-015,15-251-02-016
- No septic system indicated in our system for this property. The surrounding area appears to have an installed septic system. Please note this particular property may have septic.

N10-2022-2541

SLUP-23-12461889/ 16/127/02/020

6651 Princeton Park Court, Lithonia, Ga 30058

Amendment

- Please review general comments.

N11-2022-2542

TA-23-1246147

County-wide

Amendment

- Please review general comments.

N12-2022-2549

TA-23-1246199

County-wide

Amendment

- Please review general comments.

Zoning Comments – December 2022

N1, N2 & N3: 4819 Glenwood Road. No access allowed to Janet Lane. Glenwood Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway due to the wall and the crest of the hill. Please note that the driveway may need to be shifted to achieve sight distance.

N4. 3964 Chamblee-Tucker Road. No Comment

N5. 3964 Chamblee Tucker Road. Only one access point allowed on Chamblee Tucker Road. Chamblee Tucker Road is classified as a Minor Arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. A plan prepared by a professional engineer showing that sight distance based on AASHTO Greenbook is achieved when exiting the driveway must be submitted with the Land Development Permit.

N6. 2571 E. Wesley Chapel Way. Review and approval required by PM Tim Matthews or designee (TMatthews@dot.ga.gov) with GDOT I-20 at I-285 MMIP Interchange Project. Provide any right of way necessary for PI 0013915. E. Wesley Chapel Way is classified as a local street. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required.

N7 & N8. 745 Arcadia Avenue. Provide a traffic study for the development to include a traffic signal warrant study. If the study is approved by PW- Transportation, install a traffic signal at the intersection of Craigie Ave and Arcadia Ave/Katie Kerr. Arcadia Ave/Katie Kerr is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Craigie Ave and Derrydown Way are classified as local streets. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 27.5 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 6-foot sidewalk is required. Pedestrian Street Lighting required. The proposed plan requires a right of way abandonment to be approved by the Board of Commissioners at a future date.

N9. 3350 Kensington Road. Review and approval required by PW- Transportation and GDOT PM April McKown (april.mckown@oneatlas.com) for PI 0017992. Dedicate right of way necessary for the PI 0017992 (which will build most of your required infrastructure improvements below, depending on project schedules). Reserve right of way for a potential roundabout at Mountain Drive and the MARTA Station main entrance. Traffic study required. Kensington Road is classified as a minor arterial. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 40 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required. Pedestrian Street Lighting required. Mountain Drive is a state route. GDOT District 7 (Renaldo Mathis at RMathis@dot.ga.gov) review and approval required prior to permitting. Mountain Drive is classified as a collector road. Please see Zoning Code Chapter 5 and the Land Development Code Chapter 14-190 for required infrastructure improvements. A right of way dedication of 35 feet from centerline is required OR such that all public infrastructure is within right of way, whichever greater. A five-foot landscape strip from back of curb with a 10-foot multiuse path required.

N10. 6651 Princeton Park Ct. No Comment.



DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

The following areas below may warrant comments from the Development Division. Please respond accordingly as the issues relate to the proposed request and the site plan enclosed as it relates to Chapter 14. You may address applicable disciplines.

DEVELOPMENT ANALYSIS:

- **Storm Water Management**

Compliance with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances 14-40 for Stormwater Management and 14-42 for Storm Water Quality Control **(sections have been amended recently; please request the amended chapter)**, to include Runoff Reduction Volume where applicable is required as a condition of land development permit approval. Use Volume Three of the G.S.M.M. for best maintenance practices. Use the NOAA Atlas 14 Point Precipitation Data set specific to the site. Recommend Low Impact Development features/ Green Infrastructure be included in the proposed site design to protect as much as practicable the statewaters and special flood hazard areas.

- **Flood Hazard Area/Wetlands**

The presence of FEMA Flood Hazard Area **was not** indicated in the County G.I.S. mapping records for the site; and should be noted in the plans at the time of any land development permit application. Encroachment of flood hazard areas require compliance with Article IV of Chapter 14 and FEMA floodplain regulations

- **Landscaping/Tree Preservation**

Landscaping and tree preservation plans for any building, or parking lot must comply with DeKalb County Code of Ordinances 14-39 as well as Chapter 27 Article 5 and are subject to approval from the County Arborist.

- **Tributary Buffer**

State water buffer **was not** reflected in the G.I.S. records for the site. Typical state waters buffer have a 75' undisturbed stream buffer and land development within the undisturbed creek buffer is prohibited without a variance per DeKalb County Code of Ordinances 14-44.1.



N10

DEKALB COUNTY GOVERNMENT PLANNING DEPARTMENT DISTRIBUTION FORM

**NOTE: PLEASE RETURN ALL COMMENTS VIA EMAIL OR FAX TO EXPEDITE THE PROCESS TO
MICHELLE ALEXANDER AND/OR LASONDRA HILL**

COMMENTS FORM:

PUBLIC WORKS TRAFFIC ENGINEERING

N10 2022-2541

Case No.: SLUP-23-1246189 Parcel I.D. #: 16-27-02-020

Address: 6651
PRINCETON PARK CT
LITHONIA, GA 30058

Adjacent Roadway (s):

_____	_____
(classification)	(classification)

Capacity (TPD) _____	Capacity (TPD) _____
Latest Count (TPD) _____	Latest Count (TPD) _____
Hourly Capacity (VPH) _____	Hourly Capacity (VPH) _____
Peak Hour. Volume (VPH) _____	Peak Hour. Volume (VPH) _____
Existing number of traffic lanes _____	Existing number of traffic lanes _____
Existing right of way width _____	Existing right of way width _____
Proposed number of traffic lanes _____	Proposed number of traffic lanes _____
Proposed right of way width _____	Proposed right of way width _____

Please provide additional information relating to the following statement.

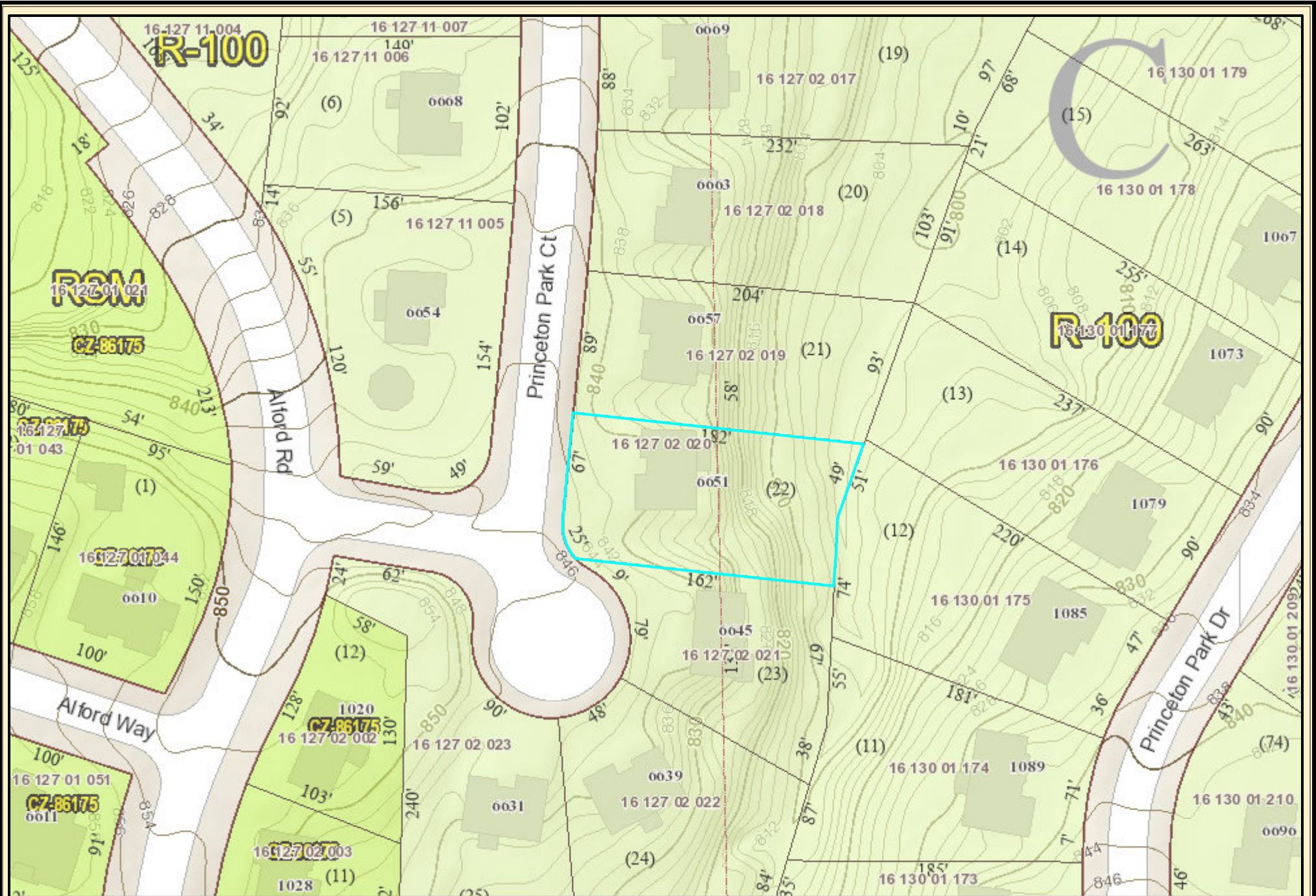
According to studies conducted by the Institute of Traffic Engineers (ITE) 6/7TH Edition (whichever is applicable), churches generate an average of fifteen (15) vehicle trip end (VTE) per 1,000 square feet of floor area, with an eight (8%) percent peak hour factor. Based on the above formula, the _____ square foot place of worship building would generate _____ vehicle trip ends, with approximately _____ peak hour vehicle trip ends.

Single Family residence, on the other hand, would generate ten (10) VTE's per day per dwelling unit, with a ten (10%) percent peak hour factor. Based on the above referenced formula, the _____ (Single Family Residential) District designation which allows a maximum of _____ units per acres, and the given fact that the project site is approximately _____ acres in land area, _____ daily vehicle trip end, and _____ peak hour vehicle trip end would be generated with residential development of the parcel.

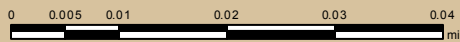
COMMENTS:

Plan and field reviewed. Nothing found to indicate traffic problems

Signature: [Handwritten Signature]



DeKalb County Parcel Map

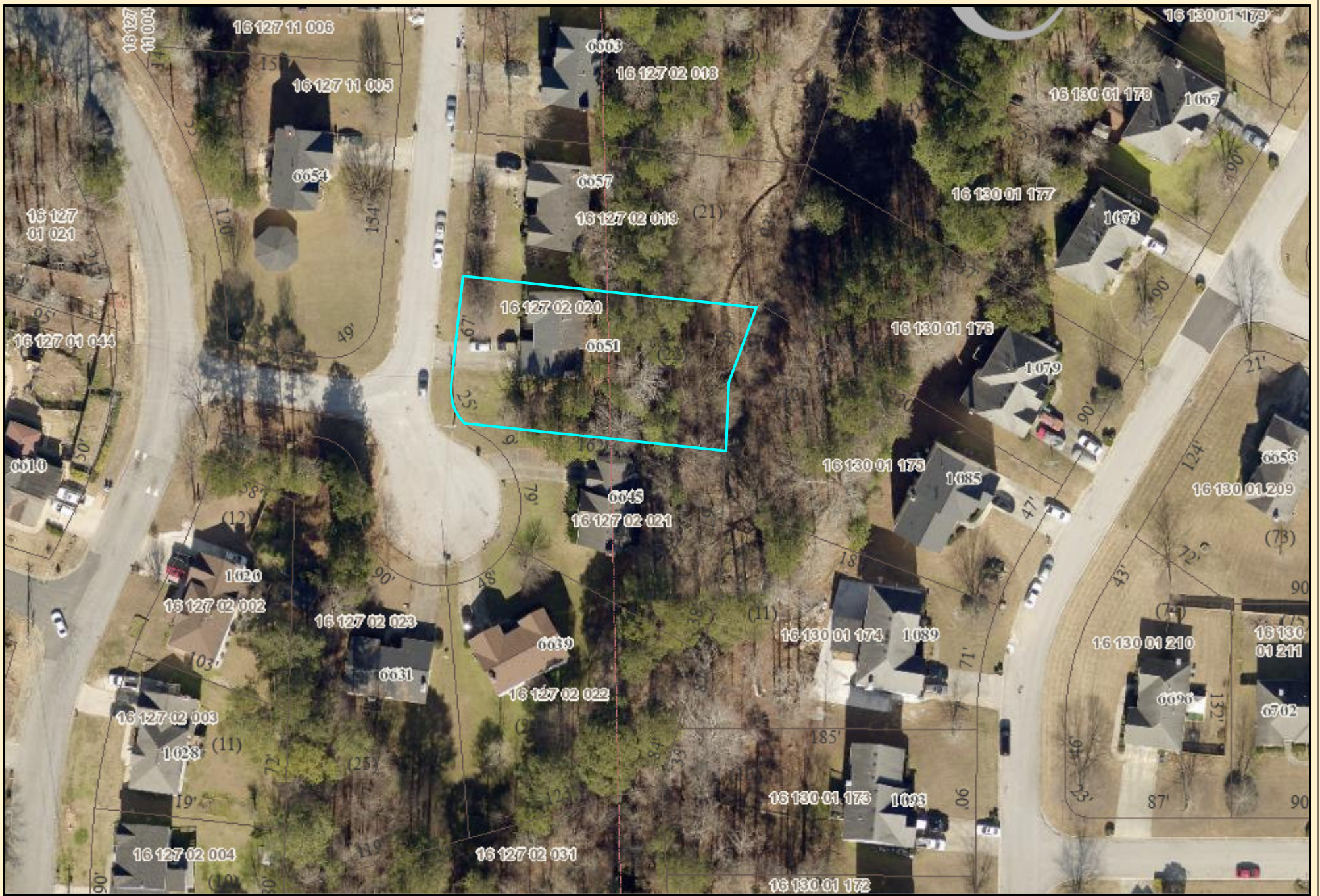


Date Printed: 12/27/2022

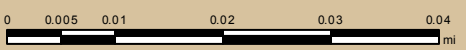


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DeKalb County Parcel Map



Date Printed: 12/27/2022



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