



DeKalb County Department of Planning & Sustainability

**330 Ponce De Leon Avenue, Suite 500
Decatur, GA 30030
(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: January 8, 2019, 6:30 P.M.
Board of Commissioners Hearing Date: January 22, 2019, 6:30 P.M.**

STAFF ANALYSIS

Case No.: SLUP-19-1235312 **Agenda #:** N. 12

Location/Address: 3903 Snapfinger Road **Commission District:** 5 **Super District:** 7

Parcel ID(s): 15-033-01-071

Request: A Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.

Property Owner(s): Sam Underdue

Applicant/Agent: Sam and Kimberly Underdue

Acreage: .44 acres

Existing Land Use: A single-family house.

Surrounding Properties: Single-family residential. The grounds of the Martin Luther King High School is located approximately 300 feet to the south.

Adjacent Zoning: **North:** R-100 **South:** R-100 **East:** R-100 **West:** R-100 **Northeast:** R-100
Northwest: R-100 **Southeast:** R-100 **Southwest:** R-100

Comprehensive Plan: Suburban **Consistent** **Inconsistent**

Proposed Density: not applicable – no new construction proposed	Existing Density: 2.27 units/acre
Proposed Units: not applicable – no new construction proposed	Existing Units: One
Proposed Lot Coverage: not applicable – no increase in lot coverage proposed	Existing Lot Coverage: (estimate) 30%

DEPARTMENT OF PLANNING & SUSTAINABILITY

SPECIAL LAND USE PERMIT APPLICATION

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

Date Received: 10/30/18 Application No: 12-35312
APPLICANT NAME: SAM Underdve & Kimberly Underdve
Daytime Phone: 678-851-9509 E-Mail: FEROK@aol.com
Mailing Address: 5100 LOST DUTCHMAN DR. LITHONIA GA 30038

Owner Name: SAM Underdve
(If more than one owner attach contact information for each owner)
Daytime Phone: 678-851-9509 E-Mail: FEROK@aol.com
Mailing Address: 5100 LOST DUTCHMAN DR. LITHONIA, GA 30038

SUBJECT PROPERTY ADDRESS OR LOCATION: 3903 SNAPFINGER Rd
LITHONIA, GA. 30038 DeKalb County, GA, 30038

Parcel ID: 150330107A Acreage or Square Feet: 1776 Commission District _____

Existing Zoning: R100 Proposed Special Land Use (SLUP) _____

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

Owner: Agent: _____ Signature of Applicant: Sam Underdve

Printed Name of Applicant: SAM Underdve

Notary Signature and Seal:

[Signature]

Maryum Hasan Autry
NOTARY PUBLIC
Fayette County, GEORGIA
My Commission Expires 10-30-18

RECEIVED
NOV 01 2018
BY: _____

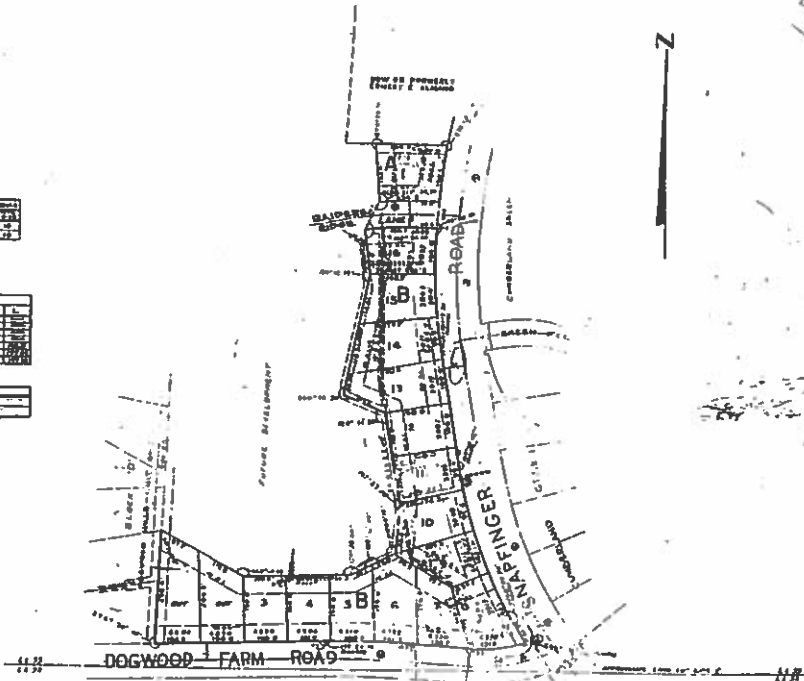
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30

C-CORVE DATA	
STATION	CHORD
1+00	100.00
2+00	200.00
3+00	300.00
4+00	400.00
5+00	500.00
6+00	600.00
7+00	700.00
8+00	800.00
9+00	900.00
10+00	1000.00
11+00	1100.00
12+00	1200.00
13+00	1300.00
14+00	1400.00
15+00	1500.00
16+00	1600.00
17+00	1700.00
18+00	1800.00
19+00	1900.00
20+00	2000.00

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30

RAIDERS RIDGE TO BE CONTINUED
 ALL PLANNED IMPROVEMENTS BY
 ELEVATION HAVE BEEN IN ACCORD
 WITH THE 2012 STATE APPROVAL

NOTE: SEE SECTION 101 AND
 102 FOR ALL OTHER RELEVANT
 INFORMATION REGARDING THIS
 DEVELOPMENT.



PROTECTIVE COVENANTS

ANY OWNER OF ANY LOT IN THIS SUBDIVISION SHALL BE DEEMED TO HAVE ACCEPTED THE PROTECTIVE COVENANTS SET FORTH IN THIS INSTRUMENT AS A CONDITION OF THE SALE OF SUCH LOT AND AS SUCH COVENANTS SHALL BE ENFORCEABLE AGAINST SUCH OWNER AND HIS HEIRS, ASSIGNS, SUCCESSORS AND ASSOCIATES.

ACKNOWLEDGEMENT

STATE OF GEORGIA, COUNTY OF DEKALB

Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

CERTIFICATE OF APPROVAL

THE BOARD OF SUPERVISORS HAS REVIEWED THE PLANS AND FOUND THEM TO BE IN ACCORD WITH THE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE COUNTY OF DEKALB, GEORGIA.

Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

CERTIFICATE

THE PLANS AND SPECIFICATIONS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORD WITH THE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE COUNTY OF DEKALB, GEORGIA.

Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

CERTIFICATE

THE PLANS AND SPECIFICATIONS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORD WITH THE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE COUNTY OF DEKALB, GEORGIA.

Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

CERTIFICATE

THE PLANS AND SPECIFICATIONS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORD WITH THE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE COUNTY OF DEKALB, GEORGIA.

Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

CERTIFICATE

THE PLANS AND SPECIFICATIONS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORD WITH THE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE COUNTY OF DEKALB, GEORGIA.

Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

CERTIFICATE

THE PLANS AND SPECIFICATIONS FOR THIS DEVELOPMENT HAVE BEEN REVIEWED AND FOUND TO BE IN ACCORD WITH THE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE COUNTY OF DEKALB, GEORGIA.

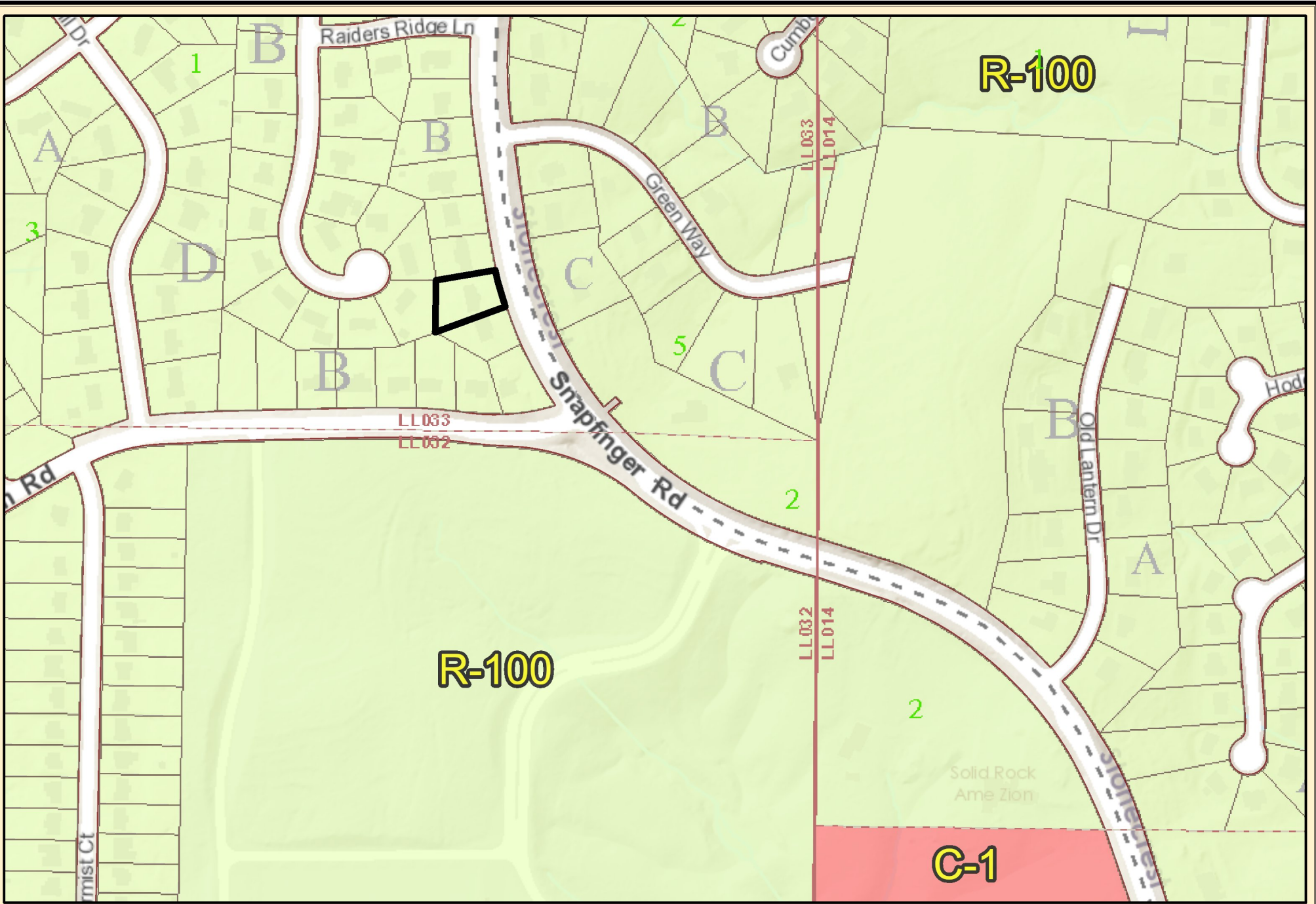
Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

THIS PLAN IS CERTIFICATED AS BEING IN ACCORD WITH THE ZONING ORDINANCES AND LOCAL ORDINANCES OF THE COUNTY OF DEKALB, GEORGIA.

Shane S. Threlkeld
 Notary Public
 My Comm. Expires 12/31/2018
 No. 27710000

RAIDERS RIDGE - UNIT I
 SECTION 1
 11-22-17
 DEKALB COUNTY, GEORGIA
JARO, INC.

Received Oct 24, 1972 from Bayless, Clark



SLUP-19-1235312



Date Printed: 12/4/2018

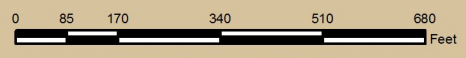


DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.



SLUP-19-1235312



Date Printed: 12/4/2018



DeKalb County GIS Disclaimer

The maps and data contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.