



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: March 6, 2018, 6:30 P.M.

Board of Commissioners Hearing Date: March 27, 2018, 6:30 P.M.

TEXT AMENDMENT ANALYSIS

AGENDA NO.: N. 12

ZONING CASE NO.: TA-18-22052

COMMISSION DISTRICTS: 3 and 6

APPLICANT: DeKalb County Board of Commissioners

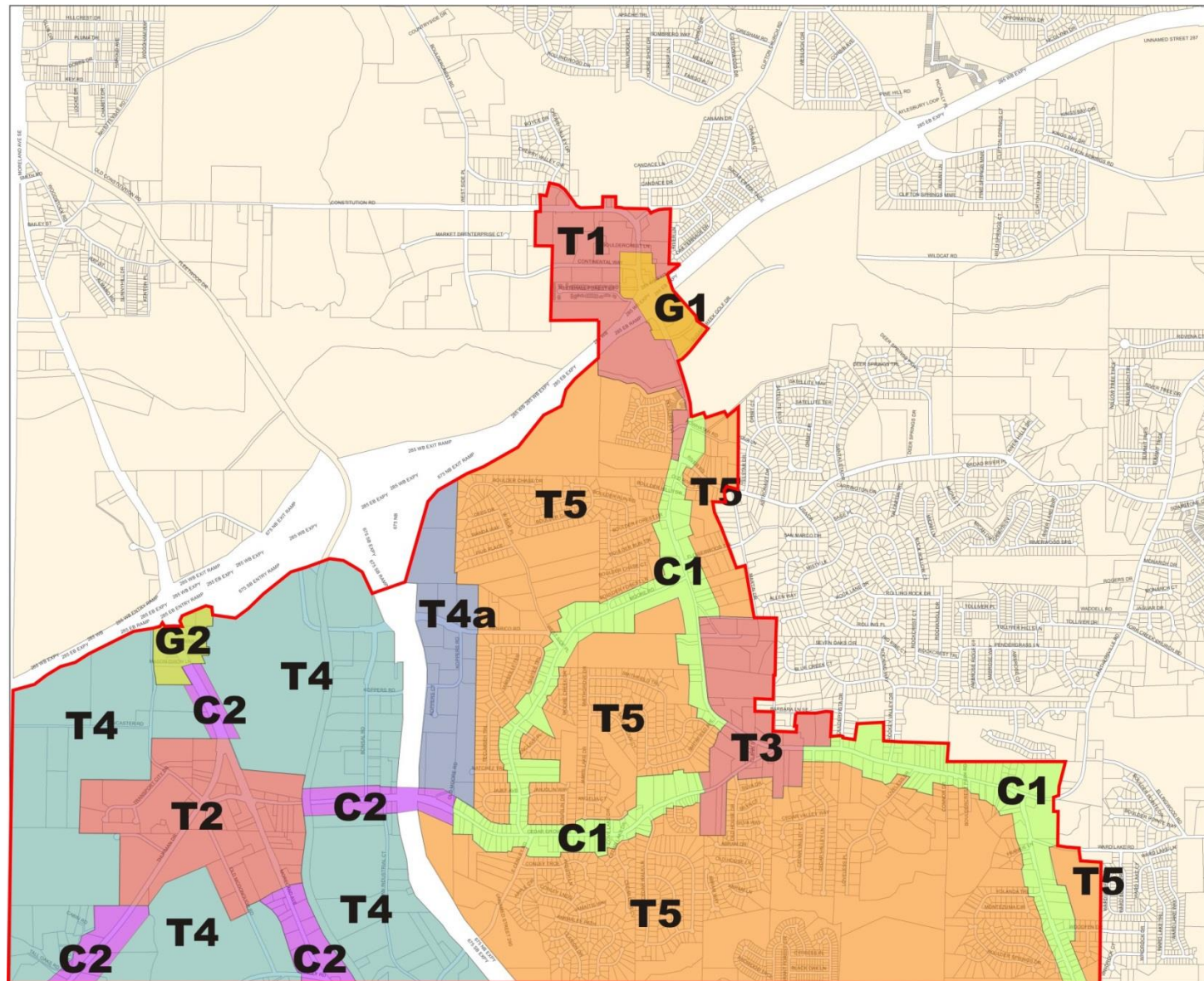
SECTIONS OF ZONING ORDINANCE AFFECTED BY AMENDMENTS:

The Bouldercrest-Cedar Grove-Moreland Overlay District Table of Uses as referenced in Section 3.39.3(A)

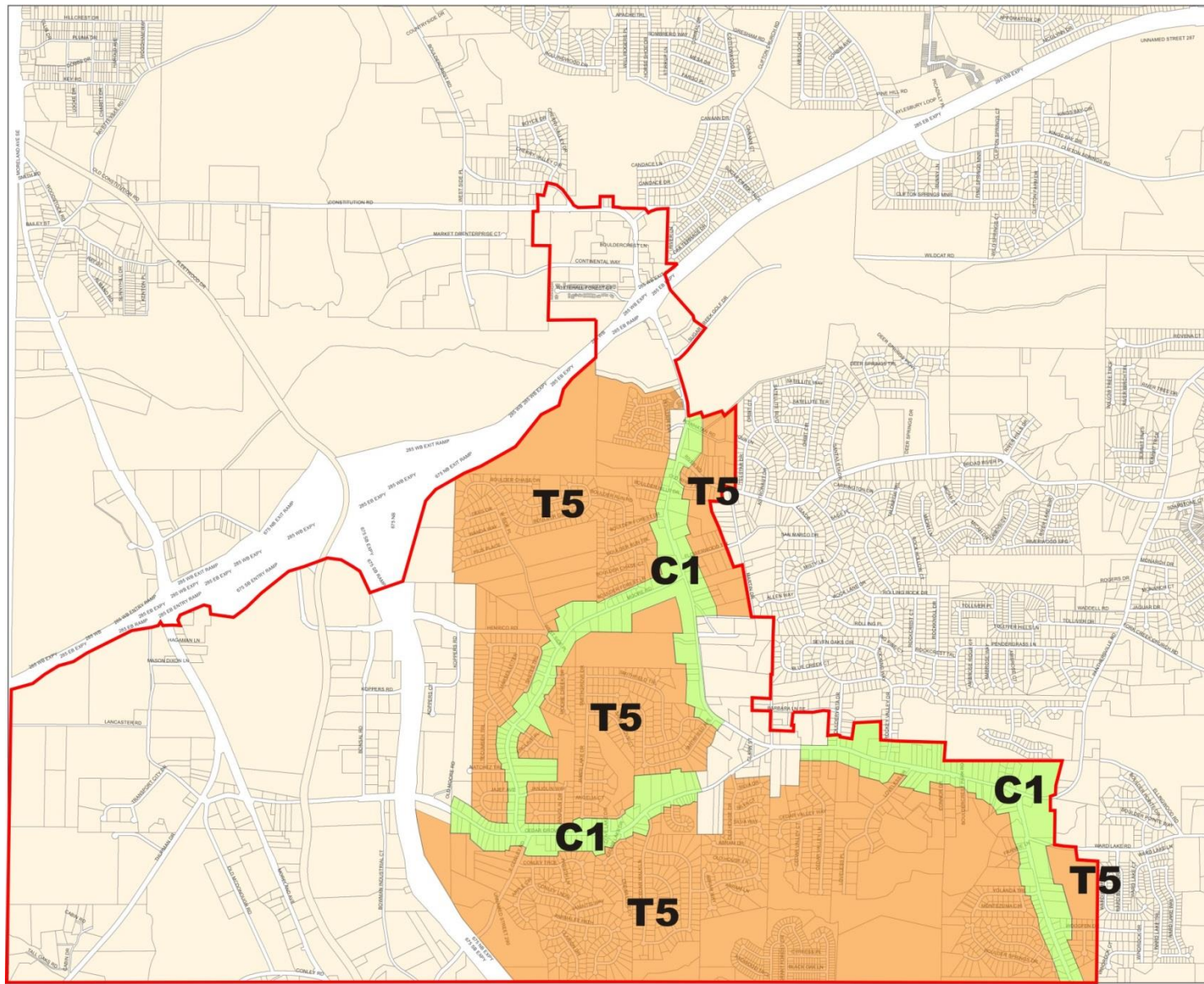
REASON FOR REQUEST:

The proposed amendment to the Bouldercrest-Cedar Grove-Moreland Overlay District regulations is to allow a child day care facility as an allowed use with a Special Land Use Permit in Tier 5. Supporting reasons are as follows:

- Child day care facilities are consistent with the description of uses that require a Special Land Use Permit contained in Section 27-7.4.1(A), as follows: Special Land Use Permits are granted to uses that might be compatible with the uses and structures authorized as a matter of right within a particular zoning district, but which have operational characteristics and/or impacts that are significantly different from the zoning district's principal authorized uses and therefore required individual review pursuant to the standards and criteria for Special Land Use Permits as outlined in Section 7.4.6.
- Child day care facilities are generally similar in impact on surrounding land uses to home occupations with customer contact, and to bed and breakfast inns, which are allowed with Special Land Use Permits in Tier 5.
- Tier 5, which constitutes the areas in the Overlay District that are developed with single-family detached homes, is similar in character to other single-family residential districts in which only single-family detached homes are allowed, but in which child day care facilities are also allowed; i.e., RE (Residential Estate), RLG (Residential Large Lot), R-100 (Residential Medium Lot-100), R-85 (Residential Medium Lot-85), R-75 (Residential Medium Lot-75), and R-60 (Residential Small Lot-60).
- It is suitable for child day care facilities to be located in neighborhoods that are comprised of single-family detached homes. The convenience of having a day care facility located close to home can reduce automobile travel distance between the two destinations. By providing convenience to working parents, a close-by facility can help support family life. If the day care facility is located in the same neighborhood as a child's home, the familiarity of the surroundings can provide comfort and a sense of security to the child.



Bouldercrest –Cedar Grove –Moreland Overlay District Map (T5 = Tier 5)



Tier 5 Map