



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-19-1235315 **Agenda #:** N. 13

Location/Address: 3004 Kenville Lane **Commission District:** 3 **Super District:** 6

Parcel ID: 15-040-05-018

Request: A Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.

Property Owner(s): Deltonia Smith

Applicant/Agent: Michelle Williams

Acreage: .03 acre

Existing Land Use: Single-Family Residential

Surrounding Properties: Single-family residential. Adjoining properties to the north are zoned R-100 and are vacant and wooded.

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

Comprehensive Plan: SUB (Suburban) **Consistent** **Inconsistent**

Proposed Density: N.A. – no new construction proposed	Existing Density: N.A. – no new construction proposed
Proposed Units: N.A. – no new units proposed	Existing Units: N.A. – no new units proposed
Proposed Lot Coverage: N.A. – no change in lot coverage proposed	Existing Lot Coverage: N.A. – no change in lot coverage proposed



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.: SLUP-19-1235315

APPLICANT NAME: Michelle Williams

Daytime Phone #: 770 882 5909 Fax #: _____

Mailing Address: 3004 Kenville Lane

Decatur, GA 30034 E-mail: williamsm216@yahoo.com

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

Daytime Phone #: 404 556 6401 Fax #: _____

Mailing Address: 3037 Kenville Lane

Decatur, GA 30034 E-mail: _____

SUBJECT PROPERTY ADDRESS OR LOCATION: 3004 Kenville Lane

Decatur GA 30034, DeKalb County, GA, _____

District(s): 15-049-05-018 Land Lot(s): 1940 Block(s): 205 Parcel(s): 4018

Acreage or Square Feet: 1,644 Commission District(s): 316 Existing Zoning: RSM, CZ-89034

Proposed Special Land Use (SLUP): Family Childcare Center

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: Michelle Williams
(Check One)

Printed Name of Applicant: Michelle Williams

Notary Signature and Seal:

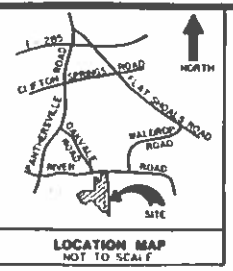
Arnetta Lanford



Filed and Recorded in Plat Book 87 Page 48, This 8th day

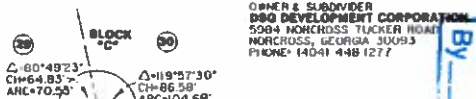
of June 1988, At 1:20 P.M. Whitford C. Pittari Clerk.

LOT AREA = 11,380 ACRES
ROAD AREA = 3,013 ACRES
TOTAL AREA = 14,403 ACRES



IN MY OPINION, THIS PLAT IS A CORRECT PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF LAW.
Whitford C. Pittari
REGISTERED PROFESSIONAL SURVEYOR
MEMBER GEORGIA ASSOCIATION OF REGISTERED SURVEYORS

NUMBER	BEARING	DISTANCE	CHORD	RADIUS	LINE & CURVE NUMBER	BEARING	ARC DISTANCE	CHORD	RADIUS
1	S89°30'00"W	5.13'							
2	S51°01'43"W	44.70'	44.63'	227.50'	119	S15°12'47"E	63.58'	63.41'	252.50'
3	N33°20'33"W	50.00'			120	S88°32'10"W	53.61'		
4	N03°00'00"W	29.00'			121	S30°56'58"W	70.93'	64.83'	50.00'
5	S69°30'00"W	73.00'			122	N10°30'21"W	103.68'		
6	N12°53'30"W	76.42'			123	N40°39'36"W	104.68'	96.50'	50.00'
7	N64°39'14"W	42.63'			124	S70°40'51"E	30.60'		
8	N87°31'52"W	127.39'			125	N89°05'47"E	52.98'		
9	S56°05'00"W	107.00'			126	S68°03'51"W	53.79'	53.66'	252.50'
10	N88°28'01"W	61.90'			127	N49°17'37"E	17.45'	17.32'	50.00'
11	N18°55'36"W	61.01'			128	S12°42'17"E	25.58'	25.52'	227.50'
12	N19°54'25"W	79.00'			129	S80°32'16"W	56.16'	56.04'	252.50'
13	N72°35'46"W	55.06'			130	S87°07'24"W	1.71'		
14	N19°54'55"W	137.50'							
15	N70°05'04"E	96.00'							
16	N85°05'47"E	119.98'							
17	S15°25'59"E	119.27'							
18	S09°50'19"E	93.77'	53.67'	253.00'					
19	S41°34'44"W	31.65'	28.45'	20.00'					
20	S74°26'10"W	109.94'	109.07'	252.50'					
21	N81°34'10"W	25.46'	23.77'	20.00'					
22	N26°33'02"W	127.89'	125.67'	197.50'					
23	N08°00'00"W	11.44'							
24	N57°02'02"E	16.50'	15.04'	20.00'					
25	S82°00'00"W	235.98'	67.86'	50.00'					
26	S31°36'02"E	18.50'	15.04'	20.00'					
27	S08°00'00"E	11.44'							
28	S25°19'53"E	152.76'	150.44'	252.50'					
29	S01°14'04"W	30.65'	27.73'	20.00'					
30	S42°30'00"W	132.50'							
31	S64°48'42"W	153.62'	149.96'	197.50'					
32	S78°36'14"W	75.09'	74.81'	252.50'					
33	N78°36'14"E	58.73'	58.52'	197.50'					
34	N64°48'42"E	186.65'	191.72'	252.50'					
35	N42°30'00"E	106.91'							
36	N64°04'20"E	148.72'	145.23'	197.50'					
37	S48°00'12"E	32.36'	28.94'	20.00'					
38	S28°18'44"W	172.08'	165.04'	172.50'					
39	N28°18'44"W	226.95'	217.66'	227.50'					
40	N08°12'46"W	82.94'	82.69'	308.08'					
41	N15°55'32"W	110.27'							
42	N08°27'14"W	44.99'	44.86'	172.50'					
43	N11°36'27"E	26.89'	26.88'	297.50'					
44	N73°05'02"E	38.90'							
45	N73°18'55"E	22.27'	22.26'	197.50'					
46	N81°50'05"E	36.46'	36.41'	197.50'					
47	N87°07'24"E	37.10'							
48	S56°05'00"W	38.00'							
49	S18°20'30"E	163.44'							
50	N87°07'24"E	60.00'							
51	S65°05'00"W	89.80'							
52	N03°57'47"W	105.72'							
53	N12°52'36"W	105.66'							
54	N87°07'24"E	22.10'							
55	N81°26'28"E	50.08'	50.00'	252.50'					
56	N02°58'36"W	105.61'							
57	N67°19'35"E	74.32'	74.06'	252.50'					
58	S42°19'11"W	19.00'							
59	N87°31'52"W	17.30'							
60	N60°41'49"E	72.25'	72.09'	252.50'					
61	S42°19'11"W	117.00'							
62	N42°30'00"E	33.00'							
63	N49°37'33"E	49.13'	49.00'	197.50'					
64	S42°19'11"W	51.57'							
65	N42°30'00"E	123.00'							
66	N73°11'53"E	99.59'	98.54'	197.50'					
67	N33°03'58"W	120.56'							
68	N89°30'01"E	50.00'							
69	N24°34'57"E	74.05'							
70	S00°30'00"E	29.00'							
71	S10°21'38"W	65.29'	65.00'	172.50'					
72	S38°56'19"W	104.69'	105.00'	172.50'					
73	N36°01'58"E	67.77'	67.52'	227.50'					
74	N19°43'34"E	68.35'	68.09'	227.50'					
75	N05°19'33"E	46.14'	46.06'	227.50'					
76	N00°30'00"W	19.65'							
77	S01°52'50"W	117.31'							
78	S01°30'00"W	111.68'							
79	S89°30'02"W	111.87'							
80	S83°30'00"W	110.87'							
81	S83°30'00"W	110.46'							
82	S83°30'00"W	110.05'							
83	S83°30'00"W	109.65'							
84	S89°30'00"W	109.24'							
85	N00°30'00"W	50.25'							
86	N02°19'02"W	19.56'	19.55'	308.08'					



OWNER & SUBDIVIDER
D&G DEVELOPMENT CORPORATION
5004 NORTHCROSS TRUCKER ROAD
NORTHCROSS, GEORGIA 30063
PHONE: (404) 448-1277

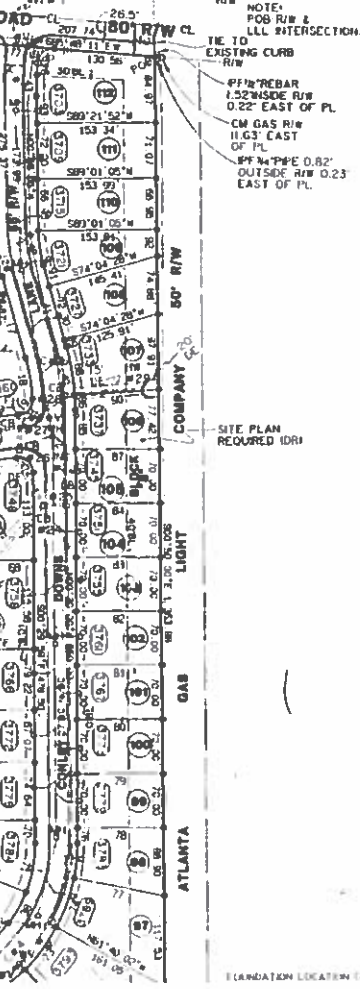
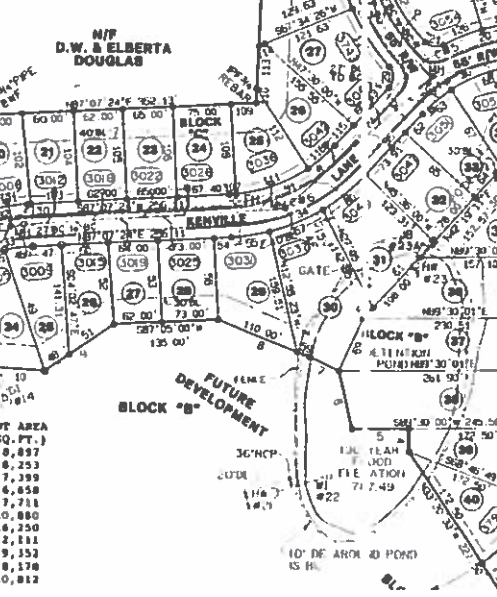
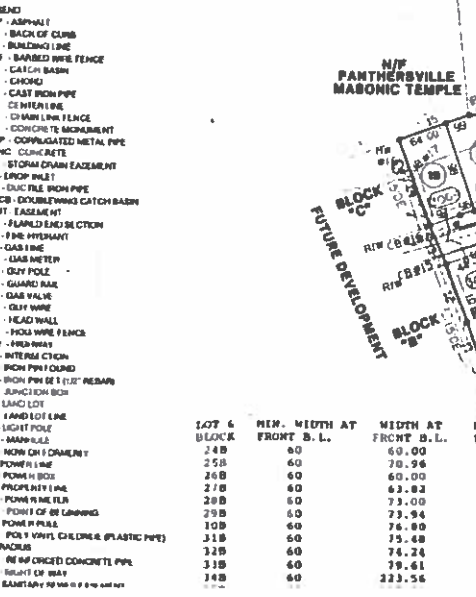
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THIS FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE APPROXIMATION OF THE TRUE PRECISION OF THE FOOT TO INCH SYSTEM AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 788,243 FEET. TOPCON GTS-2 USED FOR ANGULAR, AND LINEAR MEASUREMENTS.

THIS PLAN HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 788,243 FEET. TOPCON GTS-2 USED FOR ANGULAR, AND LINEAR MEASUREMENTS.

NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF DEKALB COUNTY, GEORGIA. COMMUNITY PANEL NUMBER (30065 0013 C) EFFECTIVE DATE: JULY 5, 1983.

LEGEND	DESCRIPTION	WIDTH AT FRONT B.L.	WIDTH AT FRONT B.L.	LOT AREA (SQ. FT.)
ASPH	ASPHALT			
BC	BACK OF CURB			
BL	BUILDING LINE			
BWF	BARRIRED WIRE FENCE			
CB	CALL BOX			
CH	CHOKED			
CP	CAST IRON PIPE			
CS	CAST IRON			
CLF	CHAIN LINK FENCE			
LM	CONCRETE MCKRMENT			
LMP	CORRUGATED METAL PIPE			
CONC	CONCRETE			
DE	STORM DRAIN EASEMENT			
EL	ELBOW PIPE			
EMP	DUCTILE IRON PIPE			
DWB	DOUBLE WOODEN CATCH BASIN			
SMT	EASEMENT			
FLS	FLALED END SECTION			
FR	FRONT YARD			
MC	MASONRY			
GM	GAS METER			
GP	GLY PIPE			
GR	GUARD RAIL			
GV	GAS VALVE			
GW	GLY WIRE			
HW	HEAD WALL			
HW	HOLE WIRE FENCE			
HWY	HIGHWAY			
INT	INTERSECTION			
IP	IRON PIPE 1 1/2" REBAR			
IS	IRON PIPE 2" REBAR			
LL	LAND LOT			
LL	LAND LOT LINE			
LP	LIGHT POLE			
ME	MASONRY			
ME	NON CHL CHAUNT			
P	POWER LINE			
PI	IRON PIPE			
PL	PROPERTY LINE			
PM	POWER METER			
PLB	POINT OF BEGINNING			
PP	POWER POLE			
PPC	POST HOLES CHAINLINK (PLASTIC PIPE)			
RA	RADIUS			
RCP	REINFORCED CONCRETE PIPE			
RW	RIGHT OF WAY			
SE	SEWER			



"I, D&G DEVELOPMENT CORPORATION, LAND SHOWN ON THIS PLAT AND WHOSE I ACKNOWLEDGE THAT THIS PLAT WAS MADE VALUE RECEIVED THE SUFFICIENCY OF M HEREBY CONVEY ALL STREETS AND RIGHT LINES SHOWN HEREON IN FEE SIMPLE TO THE USE OF THE PUBLIC FOREVER AL DRAINAGE, EASEMENTS AND PUBLIC PLACES CONSIDERATIONS HEREIN EXPRESSED. I THIS DEVELOPMENT PLAN AND OTHER VAL FURTHER RELEASES AND HOLDS HARMLESS CLAIMS, DAMAGES, OR DEMANDS ARISING CONSTRUCTION AND MAINTENANCE OF THE OF THE ROADS, FILLS, EMBANKMENTS, D WATER MAINS, SEWER LINES AND BRIDGE AND EASEMENTS SHOWN; AND ON ACCOUNT DISCHARGE OF SURFACE WATER, OR THE

AND FURTHER THE OWNER WARRANTS THAT PROPERTY SHOWN HEREON AND AGREES TO BE LIABLE TO HIM, HIS HEIRS, SUCCESSORS DAMAGES RESULTING FROM THE CONSTRUC EXTENSIONS, DRIVES STRUCTURES, STR THE CHANGING OF COURSES OF STREAMS, CREEKS AND RIVERS, SURFACE WATERS A FURTHER WARRANT THAT I HAVE THE RIG ACCORDING TO THIS PLAT AND TO HEREIN IN TITLE TO DEFEND BY VIRTUE OF THE

ALL SINGLE FAMILY RESIDENTIAL LOTS SPECIALLY TAKING PRECEDENCE FOR EMBANK RETENTION FACILITIES REQUIRED BECAU IN WITNESS WHEREOF, I HAVE HERETOBY SIGNED AND PLATED THIS 7th DAY OF June 1988.

D&G DEVELOPMENT CORPORATION
OWNER (CORPORATE SEAL)

BY: Whitford C. Pittari
Deanna McPherson Vice Pres.
ATTEST: Christy L. Dotes
CORPORATE SECRETARY
BY: Whitford C. Pittari
ROTARY PUBLIC (SEAL)

THIS PLAT HAS BEEN SUBMITTED TO THE COMMISSION OF DEKALB COUNTY, GEORGIA COMMISSION.

DATED THIS 7th DAY OF June 1988 THE PLANNING COMMISSION OF DEKALB COUNTY, GEORGIA.

BY: Maciejczyk

THIS PLAT IS CERTIFIED AS BEING IN EXECUTIVE OFFICE OF DEKALB COUNTY, SUBJECT TO PROVISIONS AND QUALITIES

DATED THIS 7th DAY OF June 1988

BY: Whitford C. Pittari
DIRECTOR OF PUBLIC WORKS

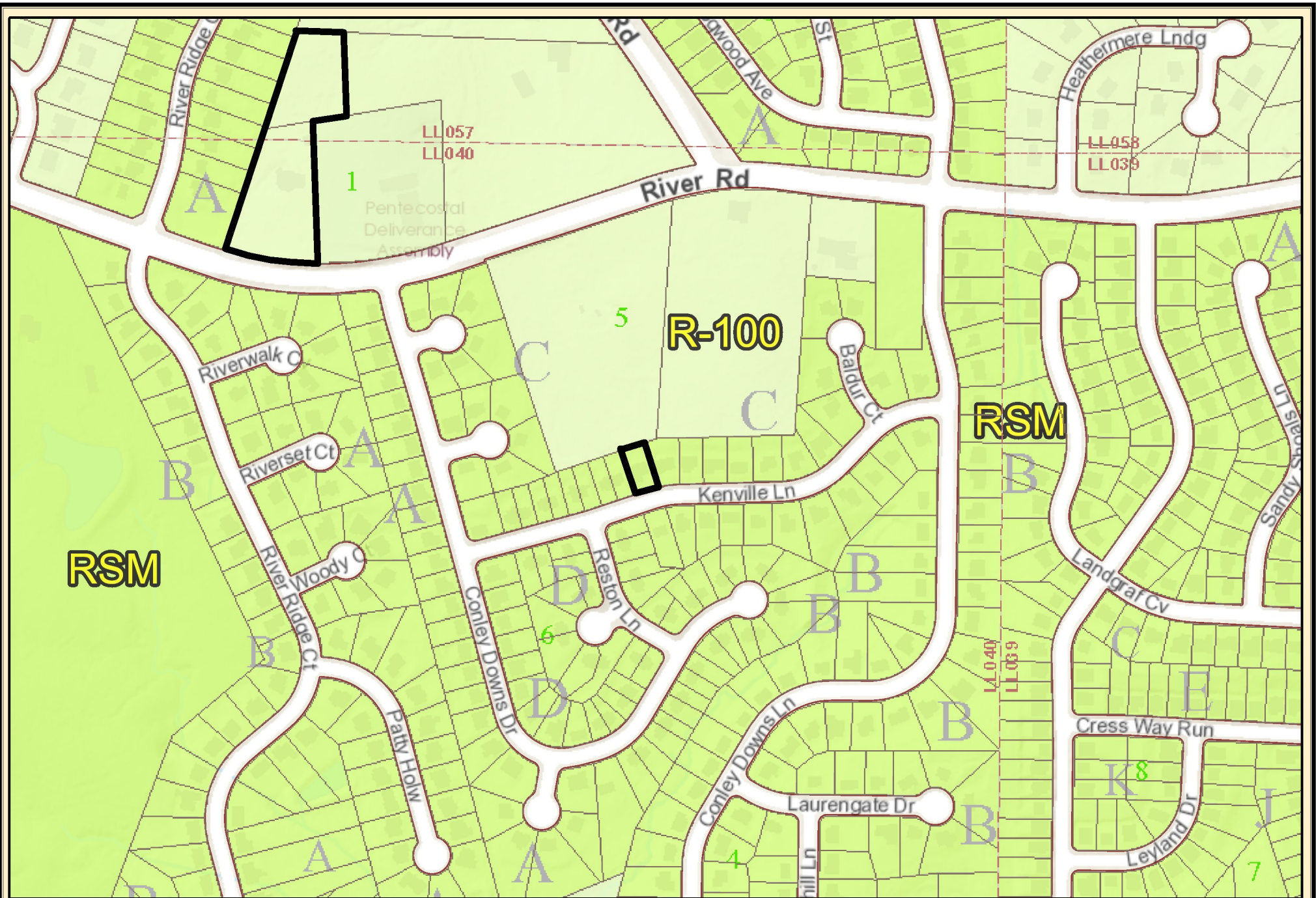
THIS PLAT HAS BEEN SUBMITTED TO AN OFFICER OF DEKALB COUNTY, GEORGIA.

DATED THIS 7th DAY OF June 1988
BY: Whitford C. Pittari
CHIEF EXECUTIVE OFFICER (SEAL)
DEKALB COUNTY, GEORGIA
MARSHAL AT RAYTOWN

NOTE:
EASEMENT FOR STORM DRAINS AND SANIT ON THE PIPES.
10' DRAINAGE EASEMENT BETWEEN ALL LINES OF SUBDIVISION EXCEPT WHERE SHOWN OTHERWISE.

NO STREET CUTS PERMITTED WITHOUT THE COUNTY DEPARTMENT OF PUBLIC WORKS.

VEHICLE ACCESS THROUGH FRONT ROAD LIMITED TO 15 FT.



SLUP-19-1235315



Date Printed: 12/4/2018



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