



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: May 5, 2020, 6:30 P.M.

Board of Commissioners Hearing Date: May 26, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: SLUP-19-1243861 **Agenda #:** N. 12

Location/Address: 2902 Cedar Trace Drive **Commission District:** 3 **Super District:** 6

Parcel ID(s): 15-041-01-152

Request: A Special Land Use Permit for a 24-hour in-home day care facility for up to six children.

Property Owner: Willie Stewart

Applicant/Agent: Erica Stewart

Acreage: .37 acres

Existing Land Use: A single-family residence.

Surrounding Properties: To the northwest, north, southwest, and west (zoned RSM (Residential Small Lot Mix)): single-family residential; to the northeast, east, and southeast (zoned RSM (Residential Small Lot Mix): vacant and wooded.

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

Proposed Units: Not applicable.	Existing Units: One.
Proposed Lot Coverage: Not applicable.	Existing Lot Coverage: (Estimated) 15%

PROJECT HISTORY:

In May, 2019, the Board of Commissioners approved a Special Land Use Permit for applicant Erica Stewart, pursuant to SLUP-19-1243155 for an in-home child day care facility. The proposal was to operate the facility, subject to certain conditions, 24 hours a day so that parents who work the night shift or otherwise have need of overnight child care could find such a service in a residential setting. SLUP-19-1243155 was conditioned on a year’s duration so that there could be a test period for operation of the facility. Ms. Stewart did not operate the facility after approval and seeks approval again, in the form of the Special Land Use Permit under consideration.



DeKalb County

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DeKalb County, Georgia

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030

DEPARTMENT OF PLANNING & SUSTAINABILITY

FEB 28 2019

SPECIAL LAND USE PERMIT APPLICATION

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

[Handwritten signature]

FEB 27 2020

SLUP-20-1243861

Date Received: _____

Application No: ~~SLUP-19-1243155~~

APPLICANT NAME: ERICA STEWART

Daytime Phone: 678-600-0633

E-Mail: ERICASTEWART2009@gmail.com

Mailing Address: 2902 CEDAR TRACE DRIVE ELLENWOOD, GA 30294

Owner Name: WILLIE STEWART

(If more than one owner, attach contact information for each owner)

Daytime Phone: 678-876-8424

E-Mail: WAZULANDY@AOL.COM

Mailing Address: 275 BEECHWOOD LANE STR, MTN GA 30087

SUBJECT PROPERTY ADDRESS OR LOCATION: 2902 CEDAR TRACE DRIVE
ELLENWOOD, GA 30294 DeKalb County, GA, _____

Parcel ID: _____ Acreage or Square Feet: 1.37 Commission Districts 3 & 6

Existing Zoning: RSM Proposed Special Land Use (SLUP) child day
care facility

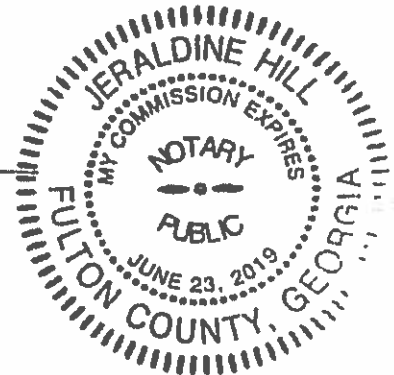
I hereby authorize the staff of the Planning and Sustainable Department to inspect the property that is the subject of this application.

Owner: Agent: _____ Signature of Applicant

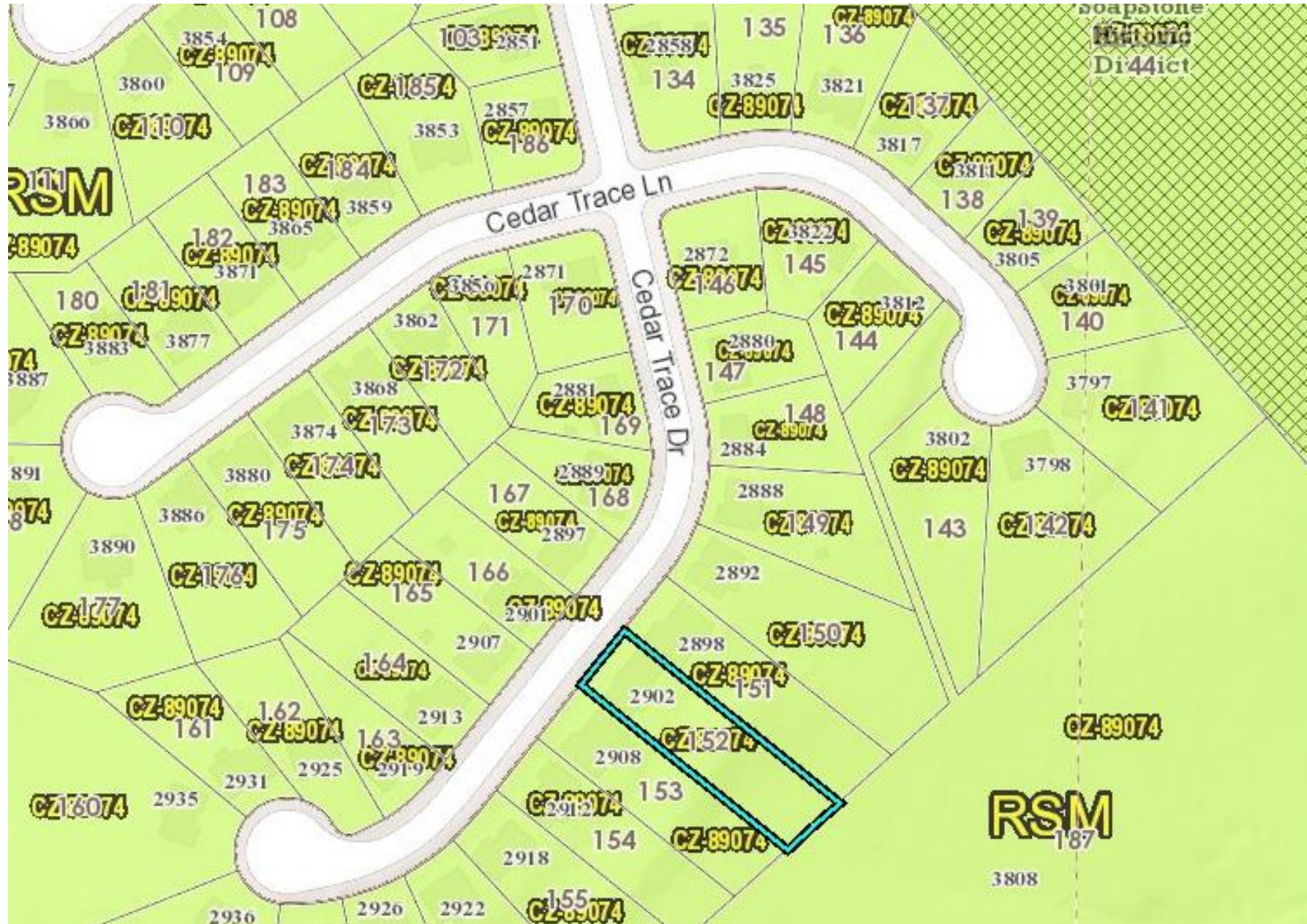
Printed Name of Applicant: WILLIE STEWART

Notary Signature and Seal:

[Handwritten signature]











(left) Subject property.

(right) Rear yard of subject property.

