THE CITY OF STONECREST GEORGIA

PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT

MEETING DATE: January 7th, 2020 / January 27th , 2020

GENERAL INFORMATION

Petition Number:	SLUP 19-007
Applicant:	Dr. Dana Avist
Owner:	Dr. Dana Avist
Project Location:	3620 Klondike Road Stonecrest Ga 30038
District:	District 5
Acreage:	0.6 Acres
Existing Zoning:	Residential Med Lot (R-100)
Proposed Zoning:	Residential Med Lot (R-100)
Proposed Development/Request:	The applicant is requesting a Special Land Use Permit (SLUP) to operate a Personal Care Home for five (5) to six (6) residents within in an R-100 (Medium Lot Residential) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. B of Stonecrest Zoning Code.
Staff Recommendations:	**Approval with Conditions**

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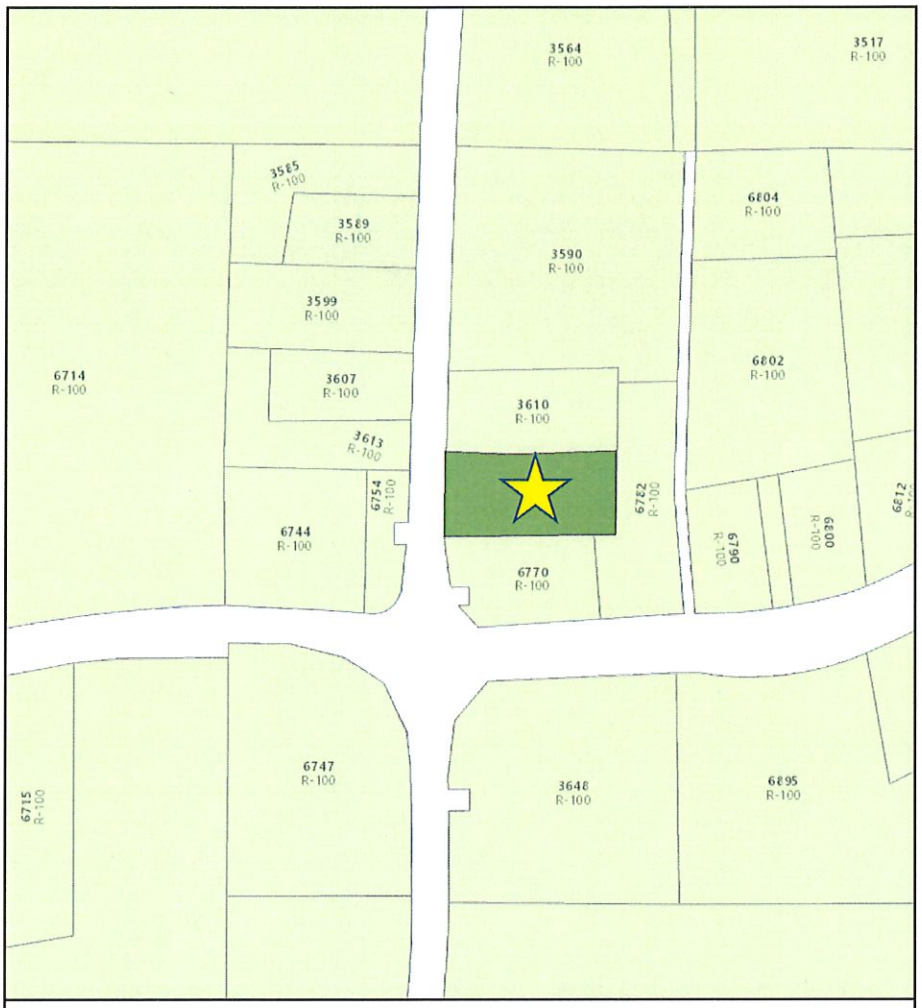
Zoning Map



ZONING CASE: **SLUP-19-007**

ADDRESS: **3620 Klondike Road**

CURRENT ZONING: **R-100 (Residential Med Lot)**

FUTURE LAND USE: **Rural Residential**

0 0.025 0.05 mi

Subject Site

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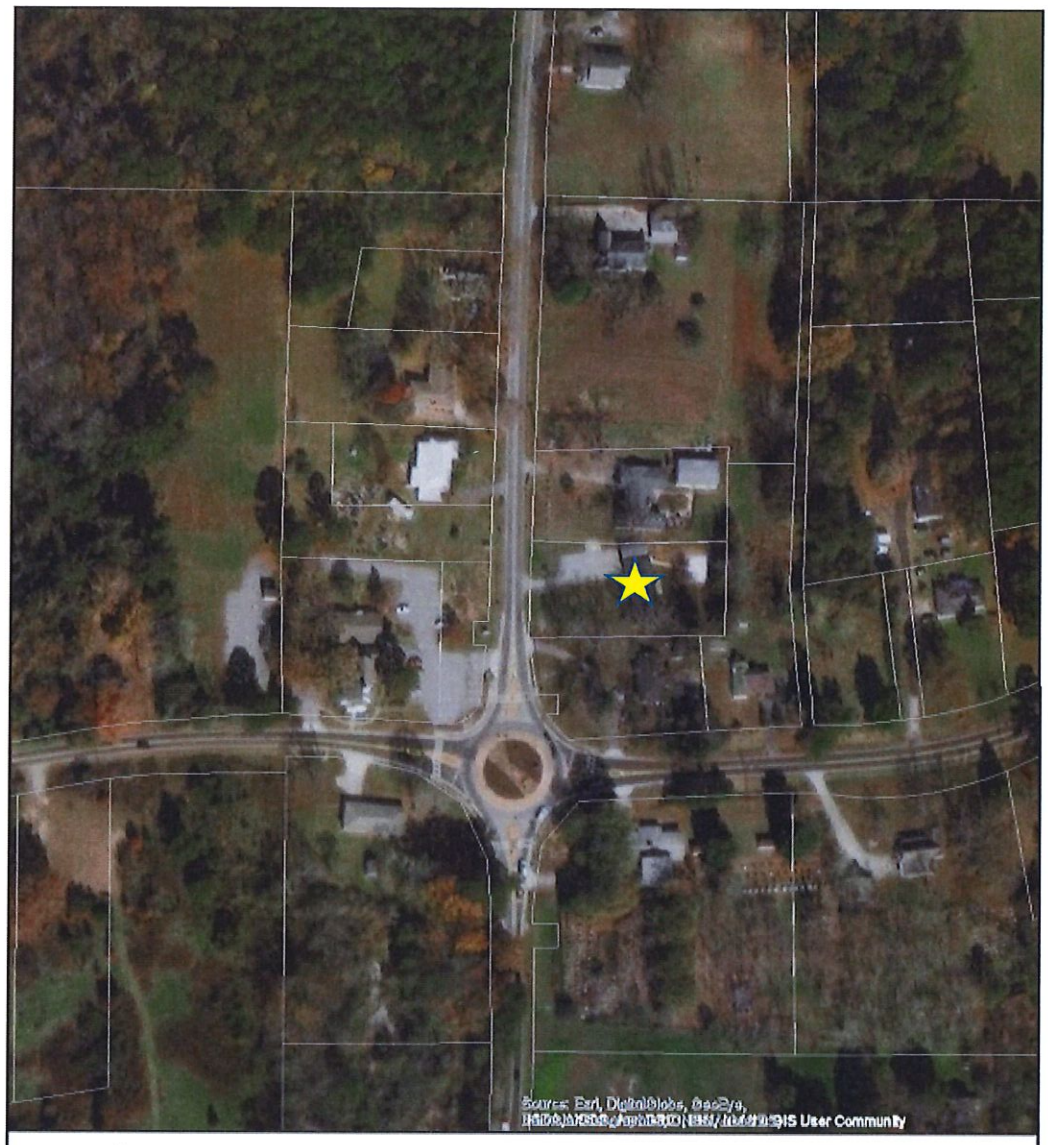
Aerial Map



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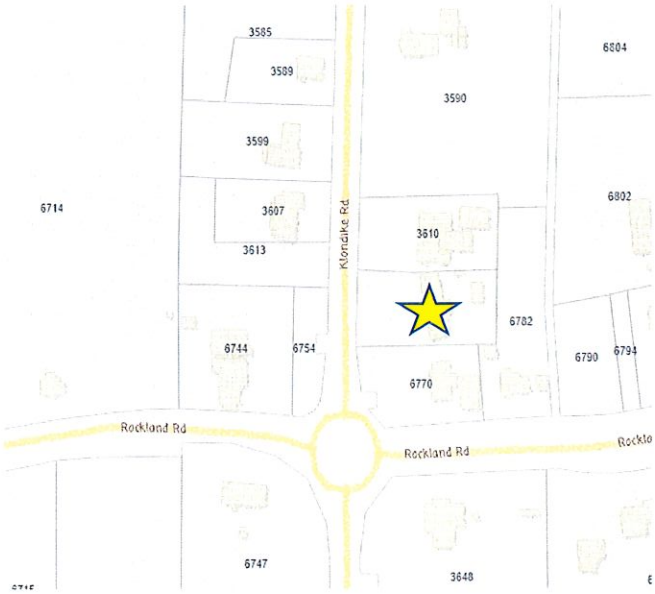
PROJECT OVERVIEW

Location

The subject property, 3620 Klondike Road. The subject site sits existing single-family residence. The subject property is approximately 300 feet north of the Rockland and Klondike Roadabout. Access is available via the existing driveway on Klondike Road. The subject property is surround by single-family homes.



Background

Currently, the property maintains its original zoning R-100 (Med Lot) classification and the property has 2,030 square foot single story frame house that was built in 1970. The property can be characterized as even across the property.

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Existing Elevations

Special Land Use Permit Request

The applicant is requesting a Special Land Use Permit to a personal care home. The subject location will house five (5) to six (6) individuals with an applicant living in the home. The applicant will provide active daily living and recreational activities for the residents.

Neighborhood Meeting

Property owners within 500 feet of the subject property were mailed notices of the proposed special land use permit application. The community meeting was held on December 12th at 7:00 pm at Stonecrest City Hall. There were two residents in attendance for the meeting. The main concerns from the residents were the type of use and how many people who would reside at the residence.

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STANDARDS OF REVIEW

A. Adequacy of the size of the site for the use contemplated and whether or not the adequate land area is available for the proposed use including the provision of all required yards, open space, off-street parking, and all other applicable requirements of the zoning district in which the use is proposed to be located.

The approximately 2,030 square foot residence on 0.6 acres is adequate for the operation of the personal care home.

B. Compatibility of the proposed use with adjacent properties and land uses and with other properties and land uses in the district.

The proposed personal care home for five or six persons are compatible with other single-family residences on Klondike Road. There will be no outside physical changes to the existing single-family structure or signage indicating the use is personal care home.

C. Adequacy of public services, public facilities, and utilities to serve the proposed use.

The subject property is located in an established single-family residential neighborhood, it appears that there are adequate public services, public facilities, and utilities to serve the proposed personal care home.

D. Adequacy of the public street on which the use is proposed to be located and whether or not there is sufficient traffic-carrying capacity for the use proposed so as not to unduly increase traffic and create congestion in the area.

Klondike Road classified as minor arterial, the Planning Staff believes little or no impact on the public streets or traffic in the area.

E. Whether existing land uses located along access routes to the site will be adversely affected by the character of the vehicles or the volume of traffic generated by the proposed use.

The traffic of the vehicles generated by the proposed use will not adversely impact existing land uses along access routes to the sites.

F. 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 a fire or another emergency.

The existing residential structure on the site is accessed by vehicles via an existing curb cut with a driveway on Klondike Road. Emergency vehicles can access the site from the existing driveway.

G. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration generated by the proposed use.

The proposed use may not create an adverse impact upon any adjoining single-family land uses by reason of noise, smoke, odor, dust or vibration,

H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use.

Per the information submitted with the application, the applicant intends to run an adult care facility with five to six residents.

I. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation of the proposed use.

The operation of the personal care home of five to six residents will not affect the adjoining single-family residence on Klondike Road. The site will operate basically as a single-family residence with the owner/operator is required to reside at the property.

J. Whether the proposed use is otherwise consistent with the requirements of the zoning district classification in which the use is proposed to be located.

The proposed use is otherwise consistent with the requirement of the zoning district classification in which the use is proposed to be located

K. Whether the proposed use is consistent with the policies of the comprehensive plan.

The proposed use is consistent with the comprehensive plan housing policy H-20, which states the city supports a range of housing types of retirees and seniors.

L. Whether the proposed use provides for all required buffer zones and transitional buffer zones where required by the regulations of the zoning district in which the use is proposed to be located.

Transitional buffers are not required.

M. Whether there is adequate provision of refuse and service areas.

An adequate refuse area will be provided.

N. Whether the length of time for which the special land use permit is granted should be limited in duration.

Staff believes there is not a compelling reason to limit the special land use duration as the applicant appears to be the only personal care home within the vicinity,

O. 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 adjacent and nearby lots and buildings.

The personal care home would be in an existing residential structure which is consistent in size, scale and massing with adjacent surrounding single-family residence in the area.

P. Whether the proposed use will adversely affect historic buildings, sites, districts, or archaeological resources.

This use will not adversely affect any historic buildings, sites, districts, or archaeological resources.

Q. Whether the proposed use satisfies the requirements contained within the supplemental regulations for such special land use permits.

Personal Care homes must provide at least four (4) parking spaces within a driveway, garage or carport and must comply with any appliance requirement in Article 6 - Parking. The subject site meets this requirement.

R. Whether the proposed use will create a negative shadow impact on any adjoining lot or building as a result of the proposed building height.

Adjacent and surrounding residential properties are one-story frame structures which are the same as the existing residence on the site. There will be no negative show impact on any adjoining lot.

S. 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 objective of the comprehensive plan.

The proposed use would be consistent with the needs of the community as a whole, as it appears there are no immediate personal care homes within the immediate area.

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RECOMMENDATION

Base on the findings and conclusions, it appears the applicant does meet all the criteria for approval. Therefore, staff recommends **APPROVAL** of **SLUP-19-007** with the following conditions**;**

1. Limit the use of personal care home only to three (3) persons.
2. Access shall be limited to the existing curb cut off Klondike Road.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for personal care home shall be posted on the property.
5. Owner/Operator must live on the property according to the supplemental regulations cited in the Stonecrest Zoning Ordinance Sec. 4.2.31 and 4.2.41.
6. The applicants shall secure the necessary certification by the State of Georgia and the necessary business license, building permits and certification of occupancy for three people from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Dr. Dana Avist (operator) for the operation of a personal care home and shall not be transferable.