



**PLANNING COMMISSION AND CITY COUNCIL STAFF REPORT**

**MEETING DATE: September 16<sup>th</sup>, 2020 / Septemeber 28<sup>th</sup>, 2020**

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**GENERAL INFORMATION**

**Petition Number:** SLUP 20-002

**Applicant:** Angaleque Crawford-Fowler

**Owner:** Angaleque Crawford-Fowler

**Project Location:** 6623 Housworth Stonecrest Ga 30058

**District:** District 5

**Acreage:** 0.3 Acres

**Existing Zoning:** Residential Med Lot (R-85)

**Proposed Zoning:** Residential Med Lot (R-85)

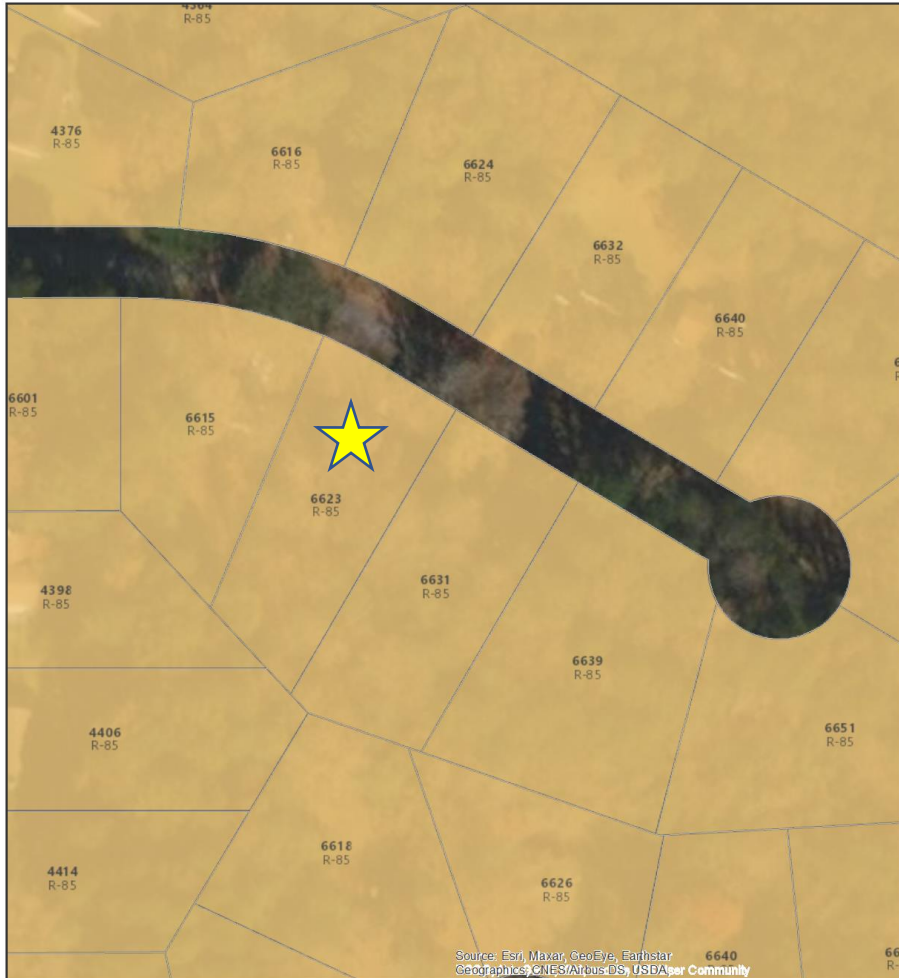
**Proposed Development/Request:** The applicant is requesting a Special Land Use Permit (SLUP) to operate a child care home, for 4-6 residents within an R-85 (Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41. D of Stonecrest Zoning Code

**Staff Recommendations:** **Approved with Conditions**



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Zoning Map



ZONING CASE: **SLUP-20-002**

ADDRESS: **6623 Housworth Lane**

CURRENT ZONING: **R-85 (Residential Med Lot)**

FUTURE LAND USE: **Rural Residential**



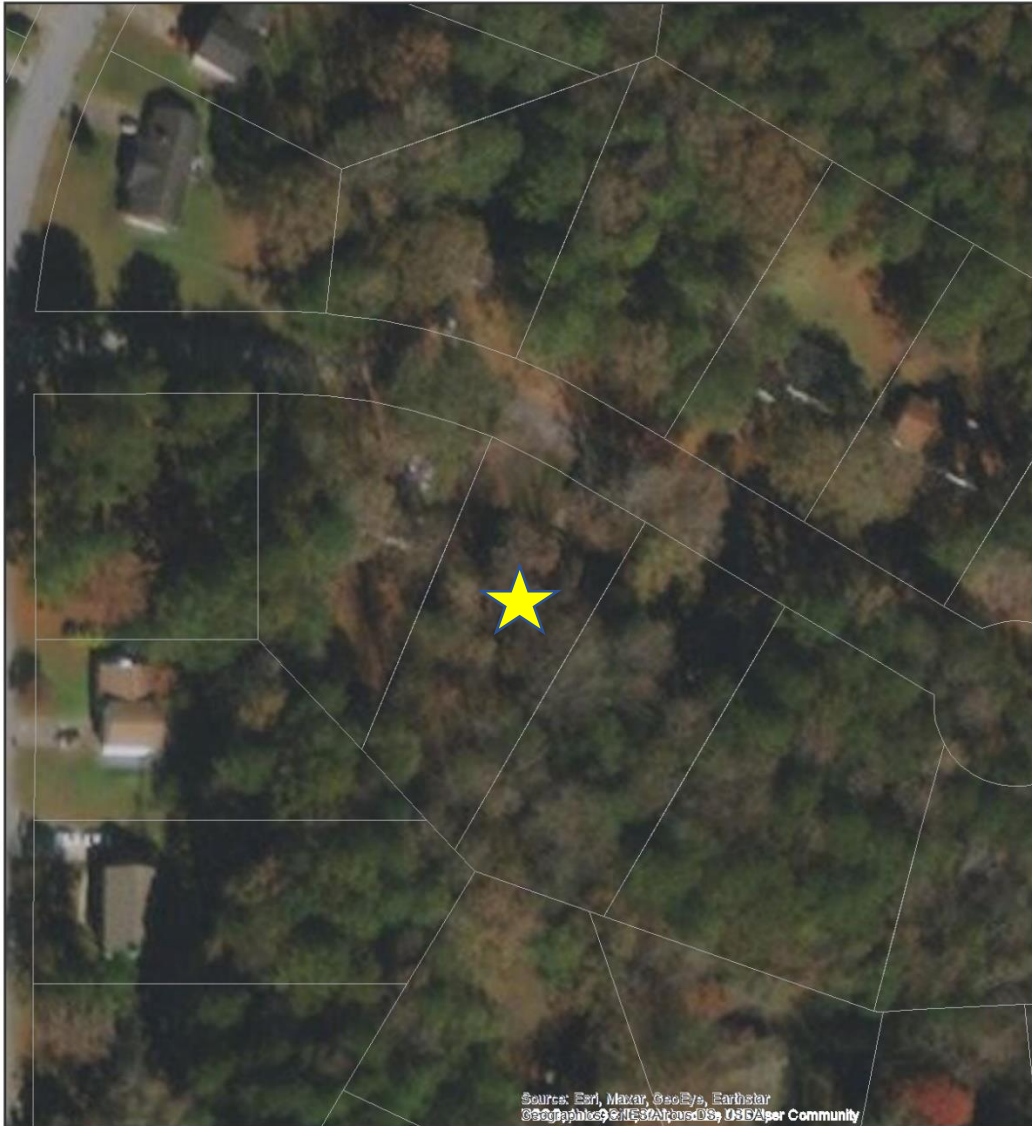
Subject Site

0 0.0125 0.025 mi



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Aerial Map



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Subject Site

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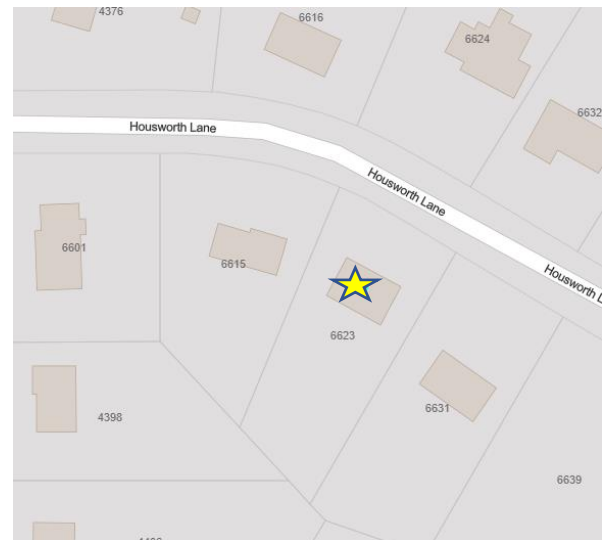
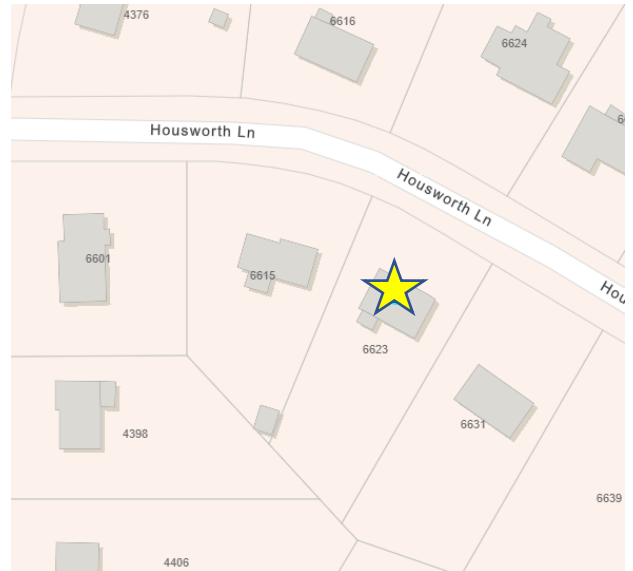
### PROJECT OVERVIEW

#### **Location**

The subject property is located at 6623 Housworth in the Cedar Ridge Subdivision. Access is available via the existing driveway on Housworth Lane. The subject property is surrounded by single-family homes.

#### **Background**

Currently, the property maintains its original zoning R-85 (Med Lot) classification and the property has 1,600 square foot single story frame house that was built in 1977. The property can be characterized as even across the property.





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Existing Elevations





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### Special Land Use Permit Request

The applicant is requesting a Special Land Use Permit to operate a child care home. The subject property will house four to six children. The applicant will also provide active daily recreational activities for the children.

### 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 July 15<sup>th</sup> via the [www.zoom.com](http://www.zoom.com) website. There were no residents in attendance for the meeting.

### 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 1,600 square foot residence is adequate standard square footage required to operate a child 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 child care home is compatible with other single-family residences in Cedar Ridge Subdivision. There will be no outside physical changes to the existing single-family structure or signage indicating the use is a child 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 subdivision; it appears that there are adequate public services, public facilities, and utilities to serve the proposed child 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.**

Housworth Lane classified as a local street; 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.**



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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 Housworth Lane. 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 child care home will not affect the adjoining single-family residences. 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

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

The proposed use is consistent with the policies for the Stonecrest Comprehensive Plan as the proposed use is providing community service to the community.

**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.**



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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 child 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.**

The proposed appears to satisfies the requirement contained within the supplemental regulations for the special land use permits. Section 4.2.41- D

**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 result in a disproportionate proliferation of that or similar uses in the subject character area.**

The proposed use would result in excessive proliferation of similar use in the subject character area as there are no other child care homes in the Cedar Ridge Subdivision

**T. 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 not be in conflict with the overall objective of the comprehensive plan, as the Stonecrest Comprehensive plan as this use will help the city meet is Housing goals.





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### RECOMMENDATION

Base on the findings and conclusions, it appears the applicant meets all the criteria for approval. Therefore, staff recommends **APPROVAL** of **SLUP-20-002** the following conditions;

1. Limit the use of child care homes only to five (5) persons.
2. Access shall be limited to the existing curb cut off Housworth Lane.
3. All refuse containers shall be screened from public view except during pick up.
4. No identification sign for child 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 license of business required building permits and certificates of occupancy from the city of Stonecrest.
7. The Special Land Use Permit shall be issued to Angeqlue Fowler (operator) to operate a child care home and shall not be transferable.