

Special Administrative Permit (SAP) Public Hearing

December 19, 2023

Planning and Zoning Department

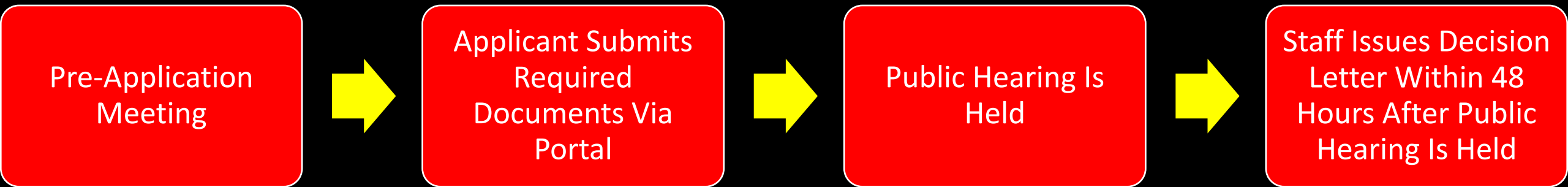


Purpose and Intent

- Initiated by the State of Georgia as of July 1, 2023;
- Public Hearing is required for certain Special Administrative Permit (SAP) requests;
- Occurrence
 - Every 3rd Tuesday of each month



Special Administrative Permit (SAP) Type 1 Home Occupations



- Effective July 1, 2023, the following SAP applications do not require a public hearing:
 - Special Events
 - Solar Energy Systems (SES)

Please Keep In Mind

- Please be respectful to applicants, citizens, and staff
- Keep questions, comments, and/or concerns relevant to agenda items
 - Staff is available to answer questions for other matters after the Public Hearing has concluded
- Each side (Opposition and Approval) has 10 minutes to make their comments



SA23-051

6860 Hill Creek Cove

Mark Johnson of
BUYELECTRONICSSTORE



Applicant is seeking a Special Administrative Permit to use office space in home to operate their online electronic sales business as a Type I Home Occupation

Applicant's Request (Letter of Intent)

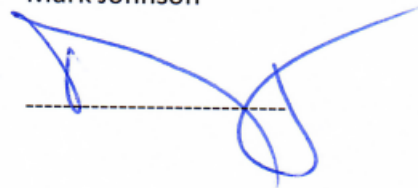
LETTER OF INTENT

Date: 10/2/2023

ADDRESS: 6860 Hill Creek Cove, Stonecrest GA 30058

I hereby apply for Special Administration Permit to operate a home-based business. The business will internet based and not have any foot traffic. Only 40sq of 2900sq will be used for this business as no inventory will be stored.

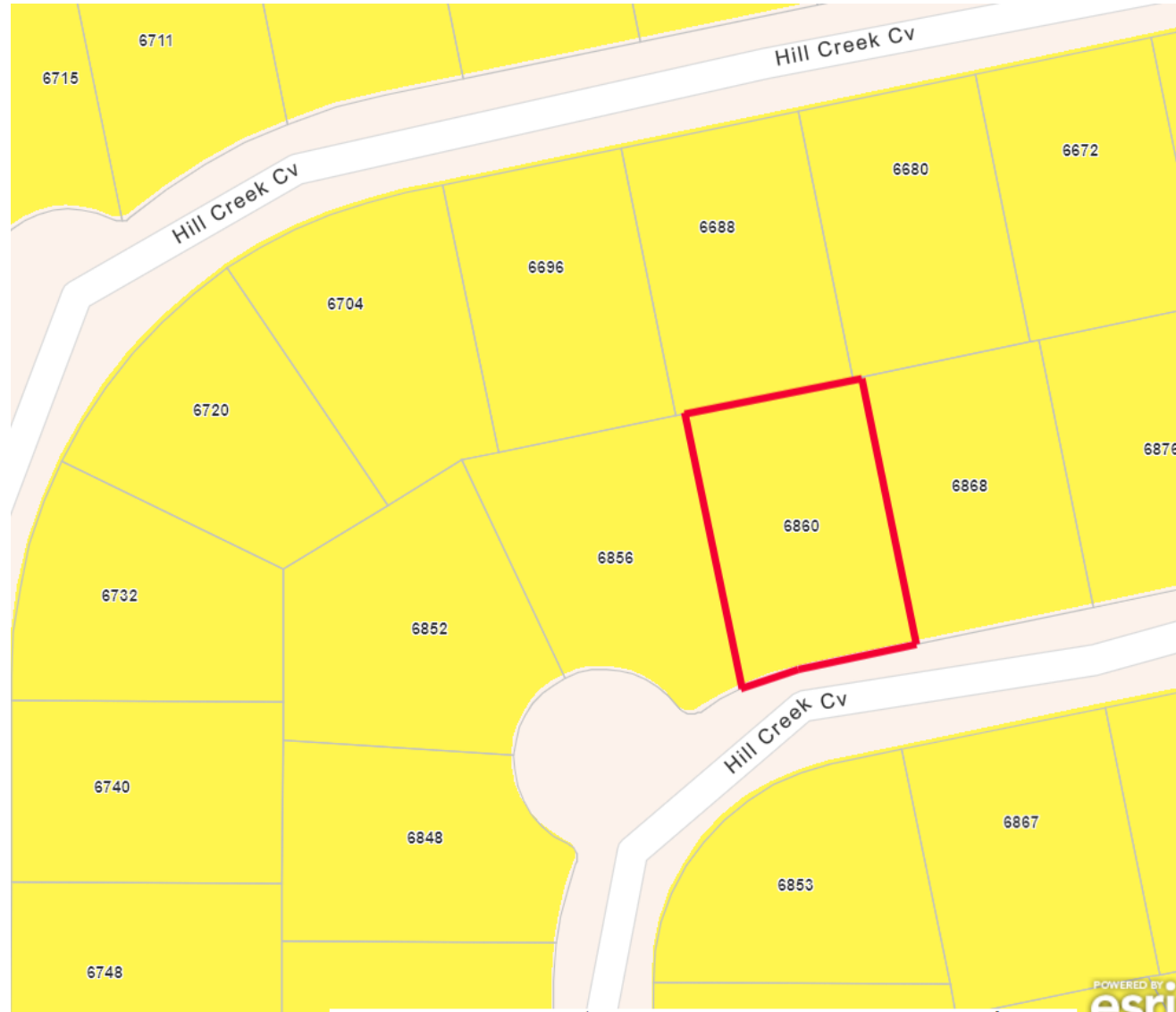
Mark Johnson



Future Land Use/Character Area

Suburban Neighborhood (SN)

The intent of the Suburban Neighborhood character area is to recognize those areas of the city that have developed in traditional suburban land use patterns while encouraging new development to have increased connectivity and accessibility. These areas include those developed (built out) and those under development pressures. Those areas are characterized by low pedestrian orientation, limited transit access, scattered civic buildings and curvilinear street patterns. The proposed density for areas of this type is up to 8 dwelling units per acre.



Legend

Stonecrest Parcels



DeKalb Parcels



Future Land Use

- City Center
- Conservation/Openspace
- Heavy Industrial
- Institutional
- Light Industrial
- Neighborhood Center
- Office Professional
- Regional Center
- Rural Residential
- Suburban
- Urban Neighborhood

Zoning Map

**R-100 -
Residential
Med Lot**



Legend

DeKalb Parcels

Zoning

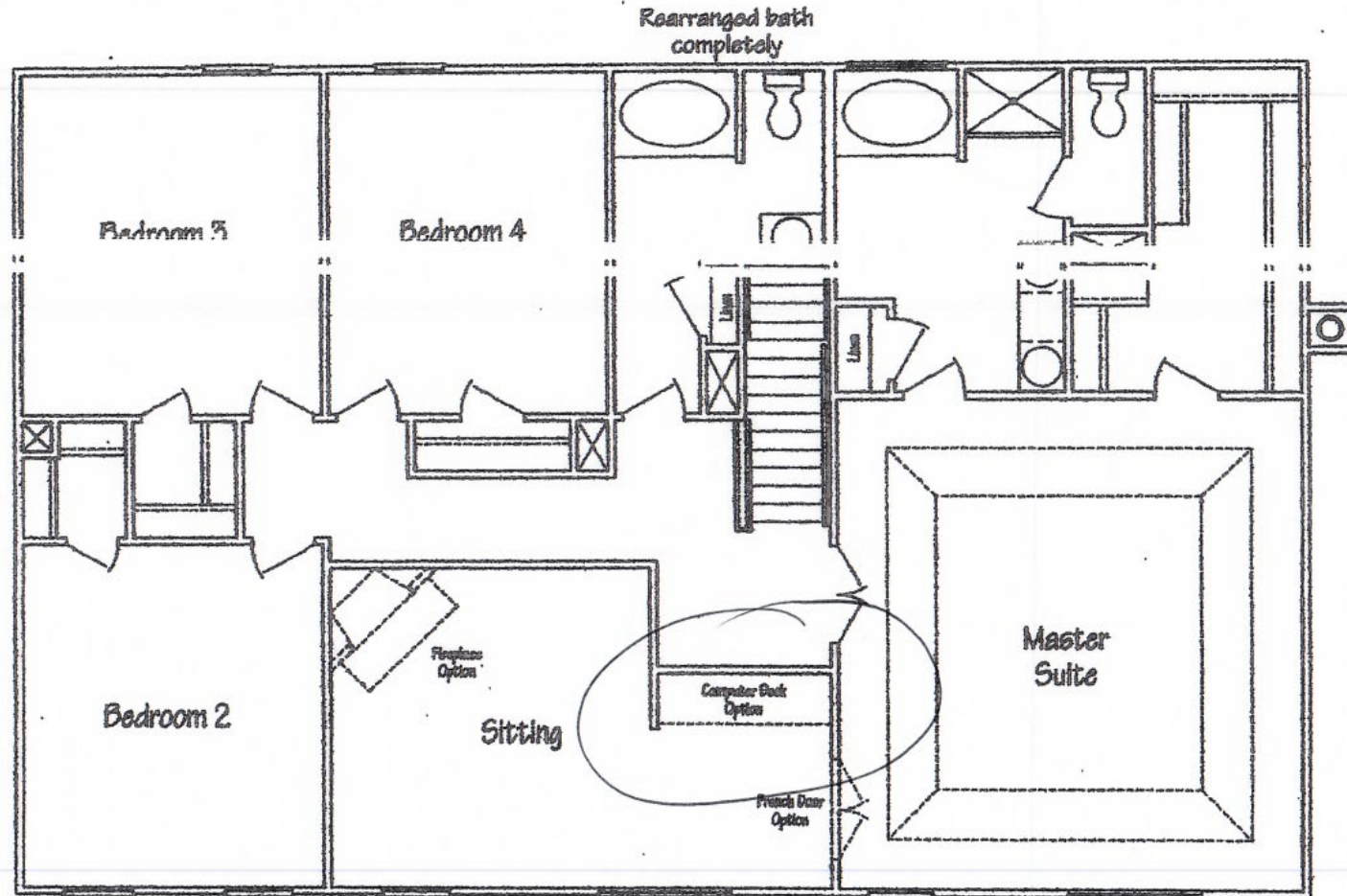
- NS - Neighborhood Shopping
- C-1 - Local Commercial
- C-2 - General Commercial
- OIT - Office-Institutional-Transitional
- OI - Office-Institutional
- OD - Office-Distribution
- M - Light Industrial
- M-2 - Heavy Industrial
- MU-4 - Mixed-Use High Density
- RE - Residential Estate
- R-100 - Residential Med Lot
- R-85 - Residential Med Lot
- R-75 - Residential Med Lot
- R-60 - Residential Small Lot
- RSM - Small Lot Residential Mix
- MR-1 - Med Density Residential
- MR-2 - Med Density Residential



Aerial Map



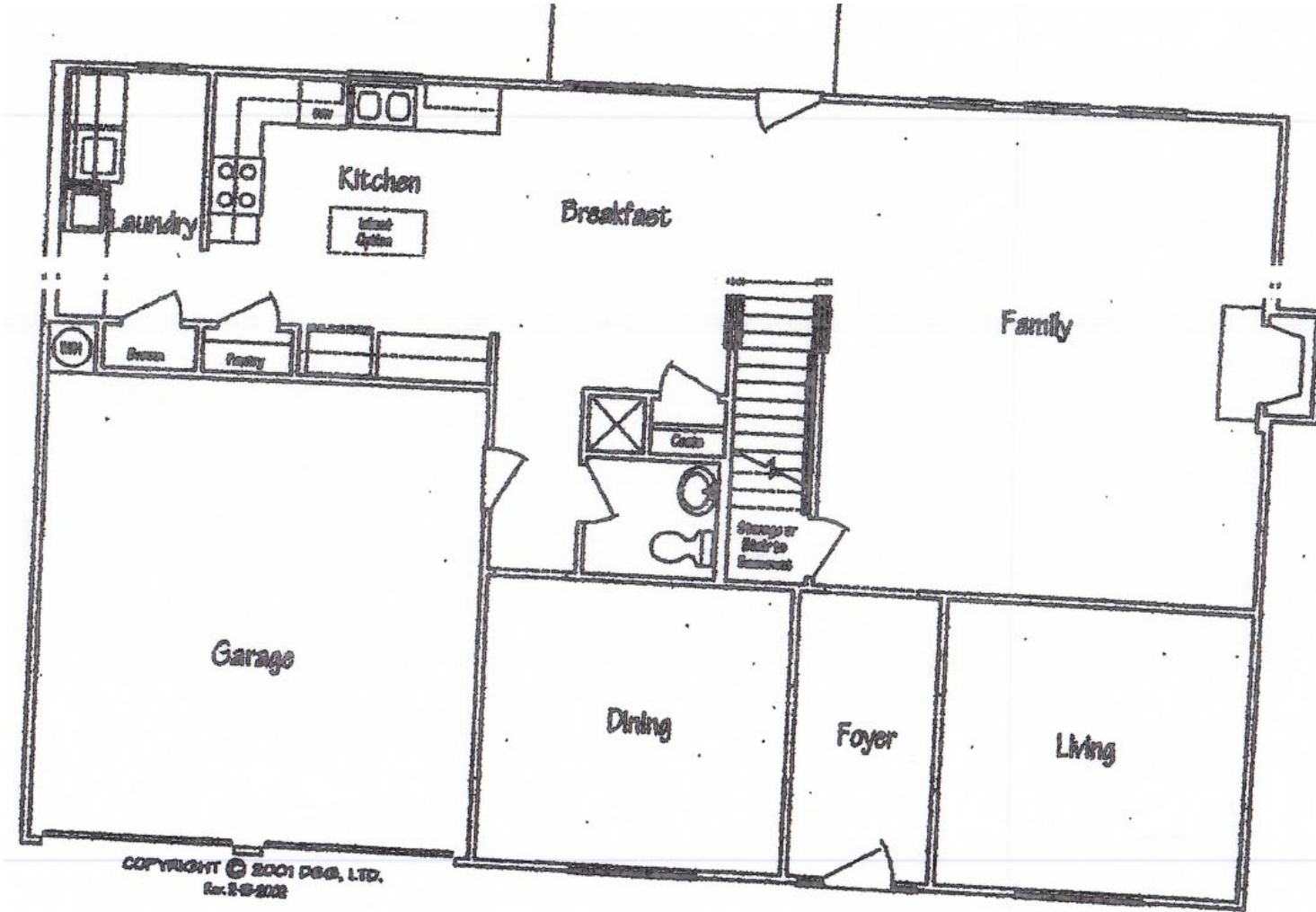
Submitted Site Plan



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Rev. 2-25-2002

Plan 0101 Second Floor 4 Bedroom w/ Master Sitting Option

Submitted Site Plan



Plan O101 First Floor

Sec. 4.2.31. – Home Occupations and Private Educational Uses

- A. A home occupation where no customer contact occurs shall be considered a Type I home occupation and may be conducted with administrative approval by the director of planning and zoning.
 - 1. The owner/operator of the business must reside on the premise.
 - 2. Up to two (2) full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- B. All home occupations other than Type I home occupations shall be considered a Type II home occupation and shall require a special land use permit (SLUP). Additional conditions may be placed on the approval of a Type II home occupation in order to ensure the home occupation will not be a detriment to the character of the residential neighborhood.
 - 1. Customer contact is allowed for Type II home occupations.
 - 2. Up to two full-time residents of the premises are allowed to conduct separate home occupations in the same dwelling. In reviewing such a request, the local government may consider the reason, potential residential impact, parking needs, hours of operation and other relevant factors.
- C. All home occupations shall meet the following standards:
 - 1. There shall be no exterior evidence of the home occupation.
 - 2. No use shall create noise, dust, vibration, odor, smoke, glare or electrical interference that would be detectable beyond the dwelling unit.
 - 3. The use shall be conducted entirely within the dwelling unit, and only persons living in the dwelling unit shall be employed at the location of the home occupation.
 - 4. No more than 25 percent of the dwelling unit and/or 500 square feet, whichever is less, may be used for the operation of the home occupation.
 - 5. No more than one business vehicle per home occupation is allowed.
 - 6. No home occupation shall be operated so as to create or cause a nuisance.
 - 7. Home occupation shall not include the use of a dwelling unit for the purpose of operating any automobile repair establishment, or car wash.
 - 8. Occupations that are mobile or dispatch-only may be allowed, provided that any business vehicle used for the home occupation complies with [section 6.1.3](#), and is limited to one business vehicle per occupation.
- D. Private educational services shall comply with home occupation standards and no more than three students shall be served at a time. Family members residing in the home are not counted towards the three students allowed.
- E. Child care homes and personal care homes are considered home occupations and must adhere to these provisions in addition to [Section 4.2.41](#).

Questions? Comments!



SA23-053

3404 Lakeview Landing

Latasha Brown of BI Integrated
Systems

Applicant is seeking a Special Administrative Permit to use office space in home to operate their audio-visual consulting business as a Type I Home Occupation.



Applicant's Request (Letter of Intent)

To Whom It May Concern:

I am writing to express my intent to establish a home-based audio-visual consulting business at 3404 Lakeview Landing. This business will primarily involve providing expert audio-visual consulting services to clients for various applications such as home theaters, conference rooms, and entertainment spaces. It is important to note that this business will not have customers or clients coming to my home. Instead, my services will be provided remotely or on-site at clients' locations.

I believe that my proposal for a home-based audio-visual consulting business aligns with the requirements and regulations associated with a home-based business. The primary reasons for this alignment are as follows:

1. **No Foot Traffic:** My business model does not require clients or customers to visit my home. All consultations, planning, and implementation of audio-visual solutions will take place at clients' homes or commercial locations. As such, there will be no traffic in my residential neighborhood.
2. **No Noise or Disturbances:** Audio-visual consulting primarily involves in-depth discussions and planning. There will be no activities that generate excessive noise or disturbances within my home. Any demonstrations or equipment setup will occur at clients' premises, ensuring there is no disruption to my neighborhood.
3. **Respect for Privacy:** I am committed to respecting the privacy and security of my neighbors. I will conduct my business activities in a manner that ensures no invasion of their personal space or privacy.
4. **Minimal Environmental Impact:** As a consulting business, I will not produce any materials or products that could have an adverse environmental impact.

In light of the above considerations, I kindly request your support and approval to establish my home-based audio-visual consulting business. I am more than willing to comply with any additional requirements or conditions that may be necessary for the establishment of my business. Please let me know if there are any specific documents or information you require from me to proceed with the application.

Thank you for considering my proposal. I look forward to your response and guidance on the next steps in establishing my home-based audio-visual consulting business.

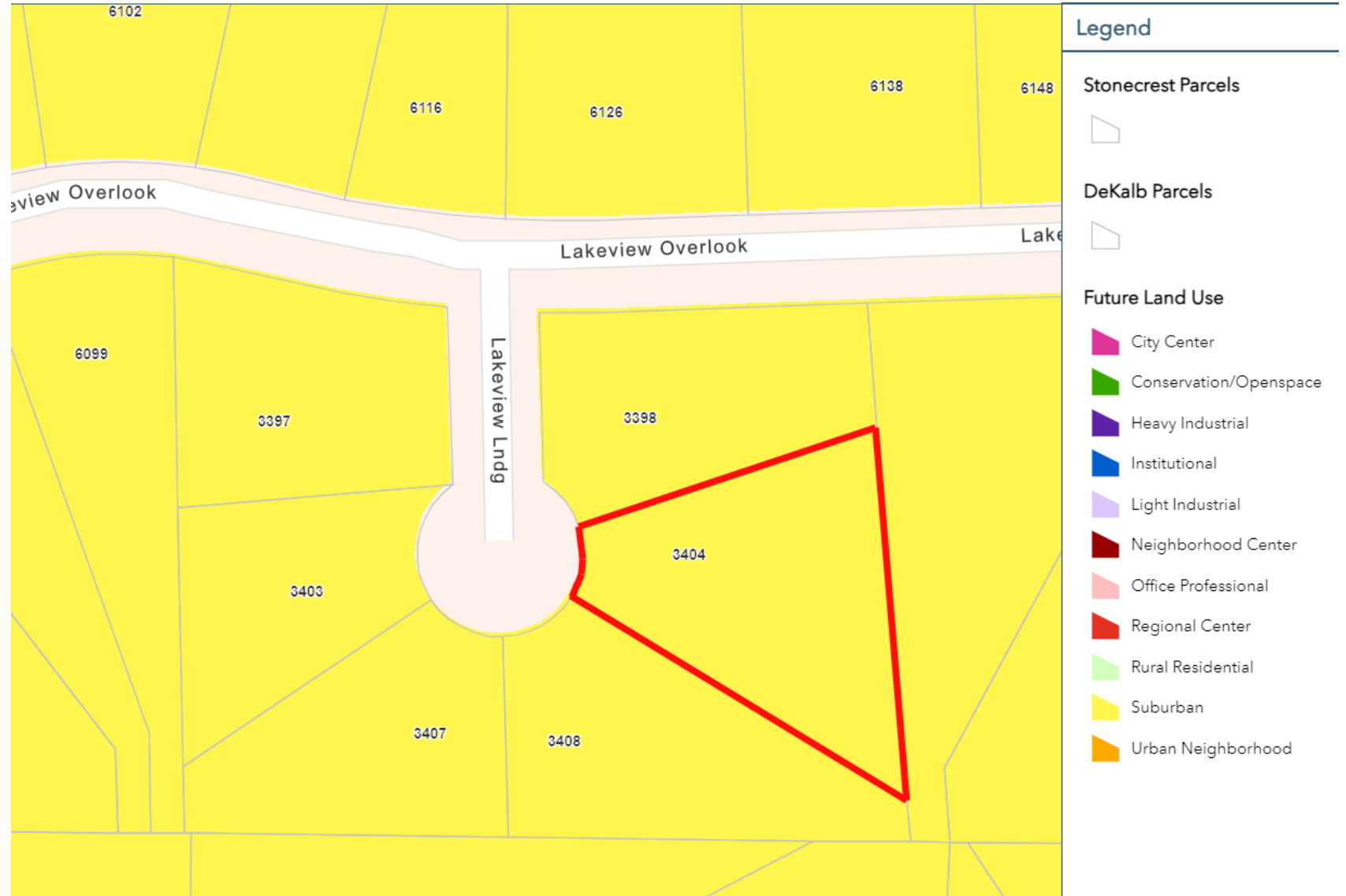
Sincerely,
Latasha Brown



Future Land Use/Character Area

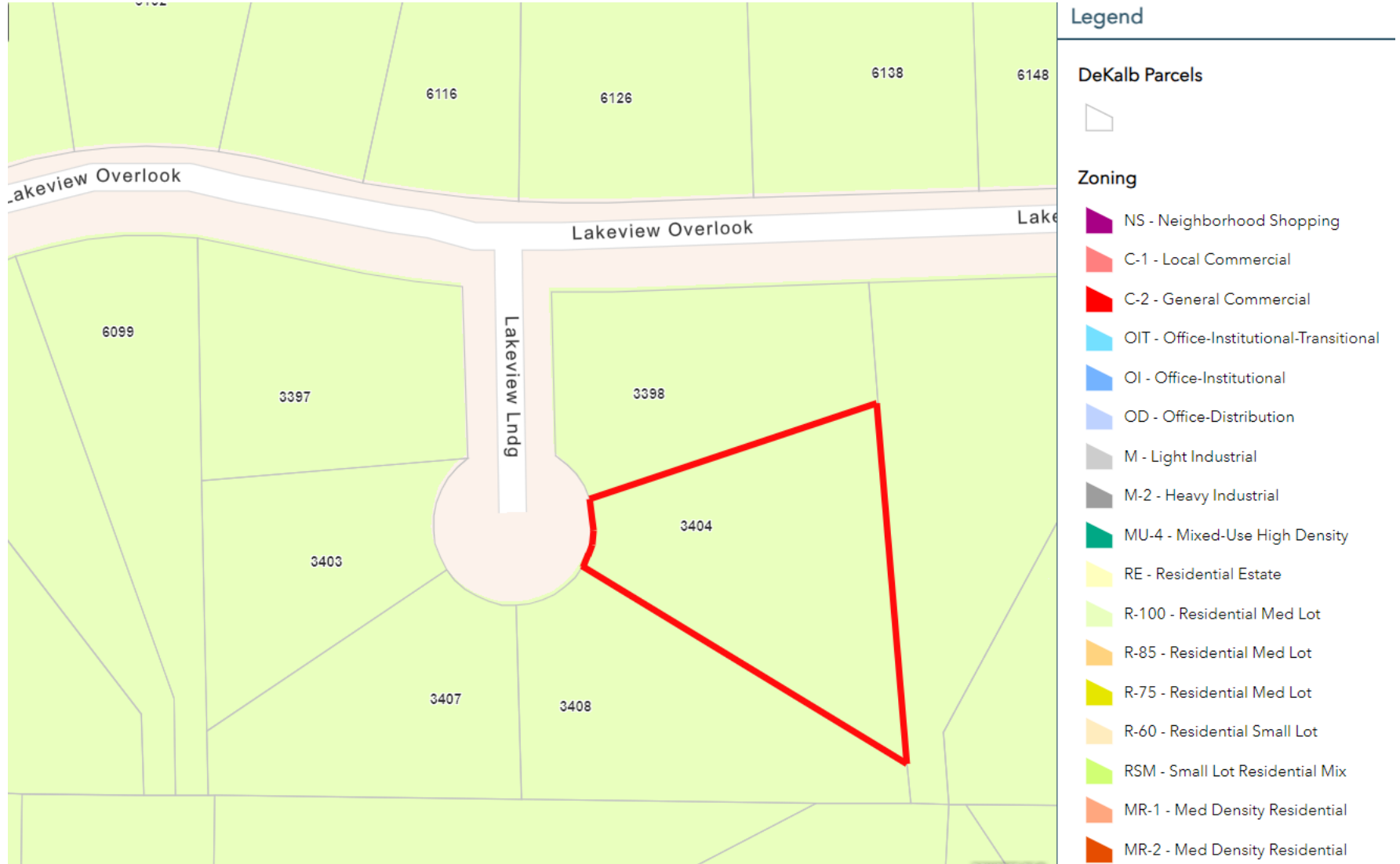
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Underline Zoning Map

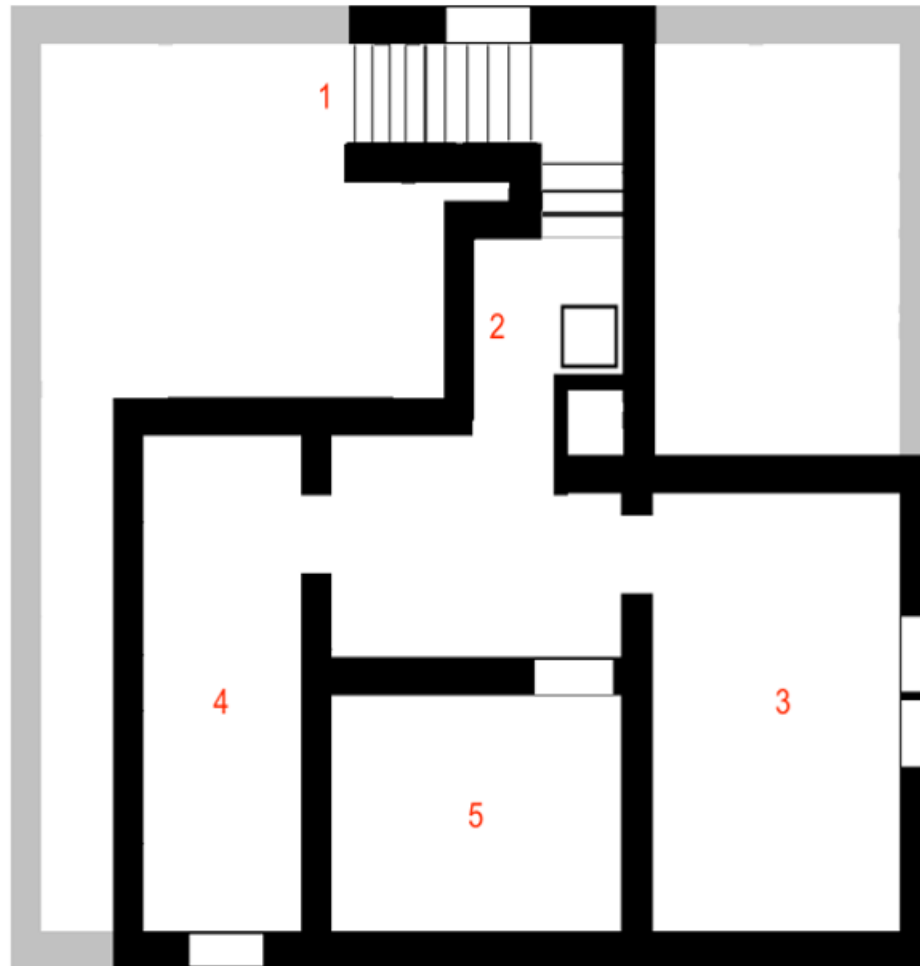
**R-100 -
Residential
Med Lot**



Aerial Map



Submitted Floor Layout



1. Business Office Space
2. Closet Area Near Steps/Small Living Space Near #5
3. Business Office Space
4. Empty Room/Business Space
5. Break Area

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Questions? Comments!



SA23-055

3861 Cumbrian Lane

Hayden Low of BRS Field Ops
LLC



Applicant is seeking a Special Administrative Permit to install a 3.6 KW PV rooftop solar energy system

Future Land Use/Character Area

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Med Lot**



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DeKalb Parcels

Zoning

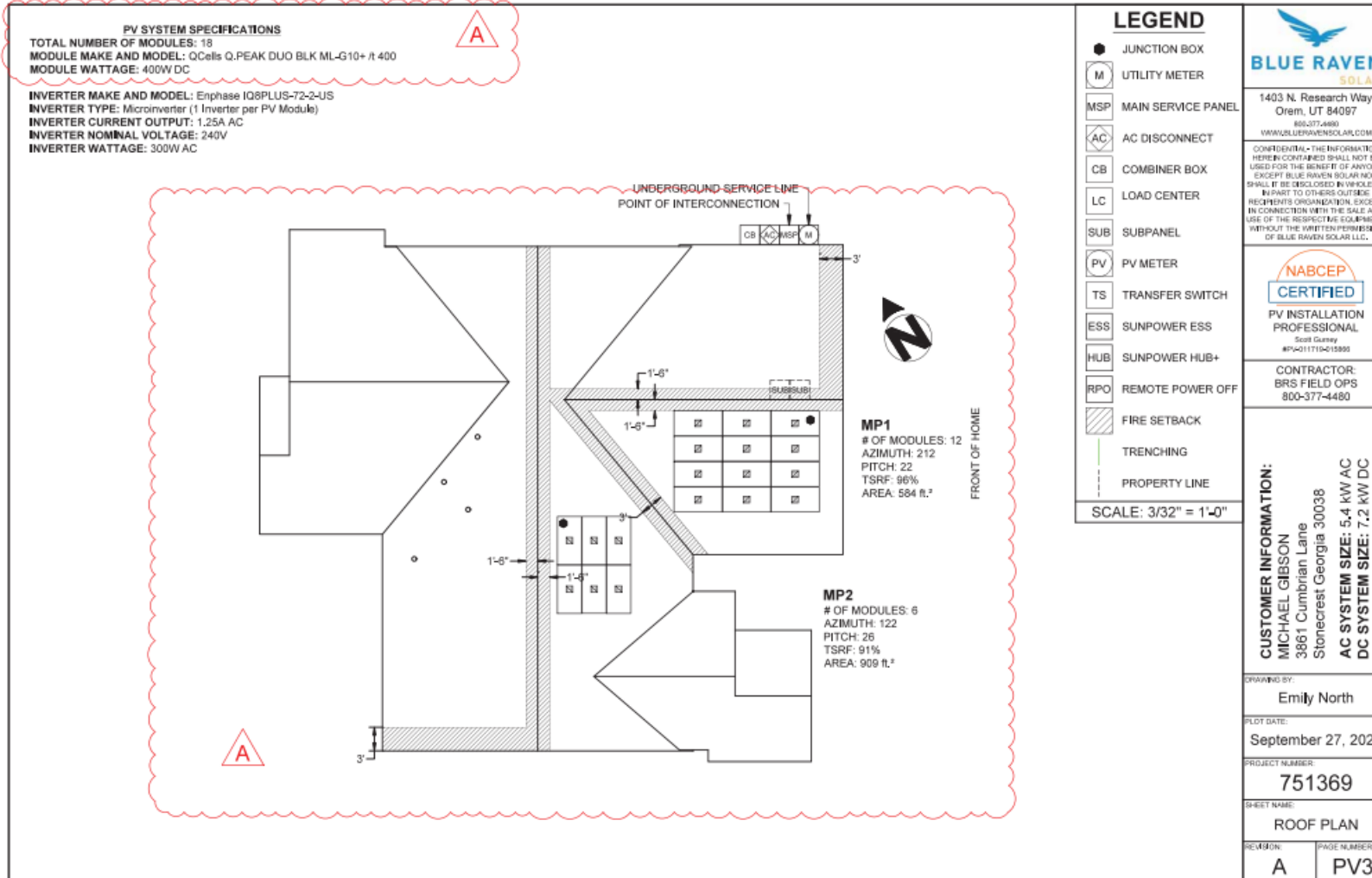
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Aerial Map



Submitted Site Plan



Questions? Comments!





THE CITY OF

STONECREST

GEORGIA