

SPECIAL LAND USE PERMIT APPLICATION



41 Perimeter Center East | Dunwoody, GA 30346
Phone: (678) 382-6800 | Fax: (770) 396-4828

* Applicant Information:

Company Name: Highlands Academics
Contact Name: Candace Johnston
Address: 4789 Coldstream Dr. Dunwoody 30360
Phone: 404-218-1333 Fax: N/A Email: Candli031@bellsouth.net
Pre-application conference date (required): _____

* Owner Information: Check here if same as applicant

Owner's Name: _____
Owner's Address: _____
Phone: _____ Fax: _____ Email: _____

* Property Information:

Property Address: 4789 Coldstream Dr. Parcel ID: 18358 D6 017
Zoning Classification: Special Land use
Requested Use of the Property: In home childcare

* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name: Candace Johnston
Applicant's Signature: CW Johnston Date: 12/16/13

* Notary:

Sworn to and subscribed before me this 16th Day of DECEMBER, 2013
Notary Public: W.K. ANDERSON **W K ANDERSON, NOTARY PUBLIC**
Signature: W.K. Anderson **DEKALB COUNTY, GEORGIA**
My Commission Expires: 04/24/2015 **MY COMMISSION EXPIRES APRIL 24, 2015**

* Owner Affidavit:

I hereby certify that to the best of my knowledge, this special land use application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

Property Owner's Name: Candace Johnston
Property Owner's Signature: CW Johnston Date: 12/16/13

* Notary:

Sworn to and subscribed before me this 16th Day of DECEMBER, 2013
Notary Public: W.K. ANDERSON **W K ANDERSON, NOTARY PUBLIC**
Signature: W.K. Anderson **DEKALB COUNTY, GEORGIA**
My Commission Expires: 04/24/2015 **MY COMMISSION EXPIRES APRIL 24, 2015**

Additional Property Owner(s) Notarized Certification



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* Property Owner (If Applicable):

Signature: <u>Cindy J...</u>	Date: <u>1/4/13</u>
Address: <u>4789 Coldstream Dr</u>	
Phone: <u>404-218-1333</u> Fax: _____	Email: <u>Cindyj31@bellsouth.net</u>
Sworn to and subscribed before me this <u>4</u> Day of <u>January</u> , 20 <u>14</u>	
Notary Public: <u>Sandy...</u>	

* Property Owner (If Applicable):

Signature: _____	Date: _____
Address: _____	
Phone: _____ Fax: _____	Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

* Property Owner (If Applicable):

Signature: _____	Date: _____
Address: _____	
Phone: _____ Fax: _____	Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

Additional Property Owner(s) Notarized Certification

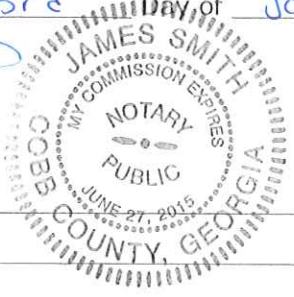


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* Property Owner (If Applicable):

Signature: <u>[Signature]</u>	Date: <u>01-03-2014</u>
Address: <u>4789 COLDSTREAM DRIVE DUNWOODY, GA 30340</u>	
Phone: <u>404-226-2914</u>	Fax: _____ Email: <u>R66972@ATT.COM</u>
Sworn to and subscribed before me this <u>3rd</u> Day of <u>January</u> , 20 <u>14</u>	
Notary Public: <u>[Signature]</u>	



* Property Owner (If Applicable):

Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

* Property Owner (If Applicable):

Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

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- A. Whether the proposed use is consistent with the policies of the comprehensive plan; *Yes, the proposed use (in home child care) is consistent with the policies of the comprehensive plan.*
- B. Whether the proposed use complies with the requirements of the zoning ordinance; *Yes, this use complies with the requirements of this zoning ordinance.*
- C. Whether the proposed site provides adequate land area for the proposed use, including provision of all required open space, off-street parking and all other applicable requirements of the zoning district; *The proposed site exceeds each of the minimum requirements for open space, off street parking, and all other applicable requirements of the subject zoning district. See item H for details.*
- D. Whether the proposed use is compatible with adjacent properties and land uses, including consideration of: *This use is compatible with adjacent properties and land uses.*
- E. 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; *This use will not create adverse impacts upon any adjoining land use by reason of noise, smoke, odor, dust, or vibration.*
- F. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the hours of operation of the proposed use; *The proposed hours of operation will be Monday through Friday 8:00am until 5:30pm and should not create any adverse impacts.*
- G. 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 proposed land use will be similar if not the same as any single family home in Dunwoody with children. The play equipment will be what you could find in any yard.*
- H. Whether the proposed use will create adverse impacts upon any adjoining land use by reason of the character of vehicles or the volumes of traffic generated by the proposed use; *The proposed use will not create an adverse impact by reason or character of the vehicles or the volume of traffic as parents will drop off and pick up their children in their family vehicles at staggered intervals. There will be no buses involved. The number of vehicles dropping off and picking up will not exceed 4 at any given time and the driveway is 82.6' in length and 15.6' in width and is more than adequate to meets these needs. The average width of a vehicle is approximately 5.5' -6.0'.*
- I. 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; *There will be no changes to existing structures, no new buildings, no expansions, no additions, no changes whatsoever therefore there will be no impact on adjacent properties.*

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- J. Whether the proposed plan will adversely affect historic buildings, sites, districts, or archaeological resources; *The proposed use will have no impact on historic buildings, sites, districts, or archeological resources.*
- K. Whether public services, public facilities and utilities-including motorized and non-motorized transportation facilities-are adequate to serve the proposed use; *All Public services and utilities are more than adequate for the proposed use.*
- L. Whether adequate means of ingress and egress are proposed, with particular reference to non-motorized and motorized traffic safety and convenience, traffic flow and control and emergency vehicle access; *As parking will be off-street there will be no impact to traffic flow of any kind (motorized or non-motorized) including emergency vehicles.*
- M. Whether adequate provision has been made for refuse and service areas; *Refuse pick up has been secured and will not deviate from the established Dekalb County guidelines.*
- N. Whether the proposed building as a result of its proposed height will create a negative shadow impact on any adjoining lot or building; *There will be no changes to my home therefore there will be no height issues to contribute a negative shadow impact on neighboring properties.*
-
1. At least 30 square feet of indoor play area must be provided for each child, base upon maximum allowed enrollment. *The designated indoor play area exceeds the requirement at 48 square feet per child.*
2. At least 100 square feet of outdoor play area must be provided for each child, based on maximum allowed enrollment. All outdoor play areas must be enclosed by a fence or wall at least 4 feet in height. *Overall square footage is approximately 6440', with approximately 4790 square feet available as designated play area. All fencing meets or exceeds the 4 foot height requirement. See attached site plan for detailed fencing information.*
3. Not more than 50% of the floor area of a residence may be used for a child day care facility. *Meets this requirement.*
4. The exterior residential appearance of the dwelling must be maintained, and no signs other than those otherwise permitted within the subject zoning district are allowed. No cut-outs, animal characters, or other graphics maybe affixed to the exterior of the building or displayed on the premises. *Nothing will change the existing appearance of my home as I will abide by these rules.*
5. Persons seeking to operate a child day care facility must file a permit application with the community development department. Each application must be accompanied by the applicant's affidavit certifying the maximum number of children that will be served simultaneously and that the proposed child day care facility will meet and be operated in accordance with all applicable state laws and regulations and with all ordinances and

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- regulations of the city. The community development department may require that the applicant provide additional information deemed necessary to determine whether the proposed facility will meet applicable laws, ordinances and regulations. If a proposed child day care facility is required to obtain a certificate of registration from the state department of human resources, a permit for the operation of the facility may not be issued until proof has been submitted by the applicant that the certificate of registration has been obtained. *I Candace Johnston, certify that there will be a maximum of 4 children served simultaneously and I will meet and operate in accordance with all applicable state laws and regulations and all ordinances and regulations of the city. Bright from the Start, the state licensing agency requires a zoning permit from the city before I can submit an application for my In-Home child day care facility license.*
6. In reviewing and acting on special land use permit applications for child day care facilities, authorized review and decision-making bodies must consider the following factors in addition to the generally applicable special land use permit approval criteria of SEC. 27-19-90:
- a. Whether there is adequate off-street parking for all staff members and for visitors to the child care facility: *I will be the sole staff member. The proposed use will not create an adverse impact by reason or character of the vehicles or the volume of traffic as parents will drop off and pick up their children in their family vehicles at staggered intervals. There will be no buses involved. The number of vehicles dropping off and picking up will not exceed 4 at any given time and the driveway is 82.6' in length and 15.6' in width and is more than adequate to meets these needs. The average width of a vehicle is approximately 5.5' -6.0'.*
 - b. Whether the proposed off-street parking areas and the proposed outdoor play areas can be adequately screened from adjacent properties so as not to adversely impact any adjoining land use: *Structures, fencing, and landscaping adequately address these issues.*
 - c. Whether there is an adequate and safe location for the dropping off and picking up of children at the child day care facility; *Yes within the child day care facility (my home).*
 - d. Whether the character of the exterior of the proposed structure will be compatible with the residential character of any surrounding residential building. *There will be no exterior modifications that would alter or change the character of my home or distinguish it from the appearance of the neighboring homes.*

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The neighbors listed below were notified of my plans. No one voiced any concerns or offered any suggestions and as a matter of fact many wished me good luck and said they were glad that my plans would allow me to stay home with my new daughter.

Neighbors

Morris
4772 Coldstream drive
Notified in person in October 2013

Rodwin
4782 Coldstream drive
Notified in person in October 2013

Bupp
4790 Coldstream Drive
Notified in person in October 2013

Gebriegziab
4798 Coldstream Drive
Notified by phone with message in December 2013

Zoblotsky
4806 Coldstream Drive
Notified on phone in December 2013

McGraw
4814 Coldstream Drive
Notified on phone with message in December 2013

Dickerson
4822 Coldstream Drive
Notified on phone in November 2013

Coleman
4830 Coldstream Drive
Notified on phone with message in December 2013

Johnson
4769 Coldstream Drive
Notified by letter in December 2013

Youmans
4781 Coldstream Drive
Notified in person in October 2013

Piede
4799 Coldstream Drive
Notified in person in October 2013

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Taylor
4807 Coldstream Drive
Notified on phone with message in December 2013

Okun
4815 Coldstream Drive

Notified by phone in December 2013

Armstrong
4802 Glenbonnie Court
Notified in person in November 2013

Stokes
4794 Glenbonnie Court
Notified on phone with message in December 2013