



Legislation Details (With Text)

**File #:** 2021-2642    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 5/24/2021    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 7/29/2021    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 6  
 Application of Benjie Williams to request a Special Land Use Permit (SLUP) to allow a transitional housing facility for up to 12 residents within Tier 2 of the I-20 Overlay District and the MR-2 (Medium Density Residential-2) District, at 2445 Candler Road.

**Indexes:**

**Attachments:** 1. Recommended Conditions SLUP-21-1244895, 2. SLUP-21-1244895 Staff report July 2021

Date	Ver.	Action By	Action	Result
7/29/2021	1	Board of Commissioners - Zoning Meeting		
7/8/2021	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES  NO     **Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 3 & 6**  
**Application of Benjie Williams to request a Special Land Use Permit (SLUP) to allow a transitional housing facility for up to 12 residents within Tier 2 of the I-20 Overlay District and the MR-2 (Medium Density Residential-2) District, at 2445 Candler Road.**  
**PETITION NO: N5. SLUP-21-1244895 (2021-2642)**

**PROPOSED USE:** Transitional housing facility for up to 12 residents.

**LOCATION:** 2445 Candler Road.

**PARCEL NO. :** 15-137-03-028

**INFO. CONTACT:** John Reid, Sr. Planner

**PHONE NUMBER:** 404-371-4950

**PURPOSE:**

Application of Benjie Williams to request a Special Land Use Permit (SLUP) to allow a transitional housing facility for up to 12 residents within Tier 2 of the I-20 Overlay District and the MR-2 (Medium Density Residential-2) District. The property is located on the west side of Candler Road, approximately 155 feet north of Kelly Lake Road, at 2445 Candler Road in Decatur, Georgia. The property has approximately 88 feet of frontage along Candler Road and contains 0.3 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The proposed request for a transitional housing facility to locate within an existing medical office building is required to obtain a Special Land Use Permit (SLUP) since the property falls within a medium density residential district (MR-2 Medium Density Residential). The subject property has frontage along and access to a four-lane major arterial (Candler Road). Based on the submitted information, the request is consistent with the policies and strategies of the Commercial Redevelopment Corridor (CRC) character area to focus development on parcels that abut or have access to the designated Commercial Redevelopment Corridor (CRC policy # 18). It appears that the request is consistent with the commercial and office uses to the north, east, and south including convenience stores/gas stations, a CVS drug store, medical office buildings, and a motel, and is appropriate along a major arterial road located only .3 miles (1,858 feet) from Interstate 20. The mature trees along the west property line should continue to provide an appropriate visual screen for the adjacent multi-family apartments to the west. Based on the submitted information, it appears that the request is in compliance with the Supplemental Regulations relating to Transitional Housing Facilities. Therefore, it is the recommendation of the Planning and Sustainability Department that the application be “Approved with Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE:** **Approval with Conditions 8-0-0.** Vivian Moore moved, LaSonya Osler seconded for Approval with Staff’s recommended seven (7) conditions. Motion passed unanimously.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **Approval 10-0-0.**