



Legislation Details (With Text)

**File #:** 2022-1470    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Preliminary Item

**File created:** 4/1/2022    **In control:** Board of Commissioners - Zoning Meeting

**On agenda:** 5/26/2022    **Final action:** 5/26/2022

**Title:** COMMISSION DISTRICT(S): Commission District 02 Super District 06  
Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners, at 1252 Merry Lane.

**Indexes:**

**Attachments:** 1. SLUP-22-1245538 2022-1470 Recommended Conditions 1252 Merry Ln, 2. SLUP-22-1245538 1252 Merry Ln. Staff Report May 2022

Date	Ver.	Action By	Action	Result
5/26/2022	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
5/3/2022	1	Planning Commission	approved with conditions per staff recommendation	Pass

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

**SUBJECT:**

**COMMISSION DISTRICT(S): Commission District 02 Super District 06**  
**Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners, at 1252 Merry Lane.**

**PETITION NO: N2. SLUP-22-1245538 (2022-1470)**

**PROPOSED USE: Add two single-family homes to synagogue campus.**

**LOCATION:** 1252 Merry Lane, 1253 Christmas Lane, and 2056 LaVista Road, Atlanta, Georgia 30329.

**PARCEL NO. :** 18-111-06-006, 18-111-06-007, 18-111-06-014

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

**PHONE NUMBER:** 404-371-2155

**PURPOSE:**

Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners. The property is located on the north side of LaVista Road, the east side of Christmas Lane and the west side of Merry Lane, at 2056 LaVista Road, 1253

Christmas Lane, and 1252 Merry Lane in Atlanta, Georgia. The property has approximately 440 feet of frontage along LaVista Road, 292 feet of frontage along Merry Lane and 385 feet of frontage along Christmas Lane and contains 3.6 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** Approval.

**PLANNING COMMISSION:** Approval.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** The proposed request to add two existing single-family homes to the synagogue (Place of Worship) campus is required to obtain a Special Land Use Permit (SLUP) since it is located in the R-85 (Residential Medium Lot-85) zoning district. Based on the submitted information, the proposed two homes will continue to be used for only single-family residential and no new additions or modifications are proposed. Therefore, it appears that the single-family residential homes to be added are compatible with adjacent and surrounding residential properties and consistent with the policies and strategies of the Suburban (SUB) character area to protect stable neighborhoods from incompatible development that could alter established single-family residential development patterns and density (Suburban Character Area Policy #1, page 115). Staff recommends, "Approval with Conditions".

**PLANNING COMMISSION VOTE: Approval with Conditions 5-1-1.** Lauren Blaszyk moved, Gwendolyn McCoy seconded for Approval with twelve (12) conditions, per Staff recommendation. Jana Johnson opposed; Tess Snipes abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 9-0-1.**