



Legislation Details (With Text)

**File #:** 2019-4076    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 7/24/2019    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 11/19/2019    **Final action:** 11/19/2019  
**Title:** COMMISSION DISTRICT(S): 3 & 6  
Application of Otto Tract No. 10, LLC c/o Battle Law to Amend The 2035 Future Land Use Plan Map from Neighborhood Center (NC) to Light Industrial (LIND), at 3101 Clifton Springs Road.

**Indexes:**

**Attachments:** 1. D5 Otto Tract No.10 LLC LP 19 1243387

Date	Ver.	Action By	Action	Result
11/19/2019	1	Board of Commissioners - Zoning Meeting	withdrawn without prejudice	Pass
11/5/2019	1	Planning Commission	withdrawal per the applicant's request	Pass
9/24/2019	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
9/10/2019	1	Planning Commission	Full cycle deferral per staff recommendation	Pass

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

**SUBJECT:**

**COMMISSION DISTRICT(S): 3 & 6**  
**Application of Otto Tract No. 10, LLC c/o Battle Law to Amend The 2035 Future Land Use Plan Map from Neighborhood Center (NC) to Light Industrial (LIND), at 3101 Clifton Springs Road.**  
**PETITION NO: D5. LP-19-1243387**

**PROPOSED USE:** 350,000 sq. ft. Distribution Center

**LOCATION:** 3101 Clifton Springs Road, Decatur, Georgia 30034

**PARCEL NO. :** 15-090-01-013

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

Application of Otto Tract No. 10, LLC c/o Battle Law Group to Amend the 2035 Future Land Use Plan Map from Neighborhood Center (NC) to Light Industrial (LIND) for a 350,000 sq. ft. Distribution Center. The property is approximately 26.8 acres and has approximately 511 feet of frontage along the south side of Clifton Springs Road.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (10-9-2019) NO QUORUM, NO VOTE; (8-14-2019) DENIAL.**

**PLANNING COMMISSION: (11-5-2019) WITHDRAWAL w/o PREJUDICE; (9-10-2019) FULL CYCLE DEFERRAL.**

**PLANNING STAFF: (11-21-2019) WITHDRAWAL (11-5-2019) FULL CYCLE DEFERRAL; (9-10-2019) FULL CYCLE DEFERRAL.**

**STAFF ANALYSIS:** The intent of the Light Industrial Character Area is to identify areas appropriate for industrial type uses. The location of these areas shall preserve the appeal and appearance of residential and commercial areas from the prospective intrusion of light industrial land uses. These areas consist of areas used in low intensity manufacturing, including wholesale trade, and distribution activities that do not generate excessive noise, vibration, air pollution or other nuisance characteristics. The property, referred to in the application as 'Tract 1A' is adjacent to industrially zoned property that has a Future Land Use designation of Light Industrial (LIND). The proposal would be consistent with the adjacent property and would not encroach into commercial or residential uses. As per the applicant's request, staff's recommendation is 'Withdrawal'.

**PLANNING COMMISSION VOTE: (11-5-2019) Withdrawal without Prejudice 7-0-0.** J. Johnson moved, E. Patton seconded for withdrawal without prejudice, per the applicant's request. **(9-10-2019) Full Cycle Deferral 9-0-0.** J. Johnson moved, A. Atkins seconded for a full cycle deferral, per Staff recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10-9-2019) No Quorum, No vote.** Members did not discuss or take a vote on this deferred case. **(8-14-2019) Denial 8-0-2.**