



# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030

## Legislation Text

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File #: 2019-4717, Version: 1

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Public Hearing: YES  NO

Department: Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S): 5 & 7**

**Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ- 18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District, at 5636 Redan Road.**

**PETITION NO: D3. CZ-20-1243623 (2019-4717)**

**PROPOSED USE:** Self-Storage Facility

**LOCATION:** 5636 Redan Road

**PARCEL NO. :** 16-062-02-005

**INFO. CONTACT:** Karen Hill

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

**PURPOSE:**

Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ- 18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District. The property is located on the north side of Redan Road approximately 306 feet east of Panola Road, at 5636 Redan Road, Stone Mountain, GA. A portion of the property fronting on Redan Road is located within Tier 2 of the Greater Hidden Hills Overlay District. The property has approximately 196 feet of frontage along the north side of a Redan Road and contains 4.87 acres.

**RECOMMENDATION:**

**COMMUNITY COUNCIL: (2/10/2020) Approval with Conditions. (12/9/2019) Deferral.**

**PLANNING COMMISSION: (3/3/2020) Approval with Conditions. (1/7/2020) Deferral to Board of Commissioners.**

**PLANNING STAFF: Approval with Conditions.**

**STAFF ANALYSIS:** The applicant is requesting to modify conditions pursuant to CZ-10-22137 to allow development of a self-storage facility in combination with the adjacent parcel on C-1 (Local Commercial) zoned property. Located within a Neighborhood Center Character Area designated by the 2035 Comprehensive Plan, the modification request is consistent with the following Plan Policy: Each neighborhood Center shall include a very high-density mix of retail, office, services, and employment opportunities to serve several neighborhoods. Given that Redan Road is a minor arterial, the proposed commercial use should not cause an

excessive burden on existing streets and transportation facilities. The proposed use will have no impact on area schools. Therefore, the Department of Planning and Sustainability recommends, “Approval, subject to Staff’s recommended conditions”.

**PLANNING COMMISSION VOTE: (3/3/2020) 8-0-0.** G. McCoy moved. V. Moore seconded for approval with Staff’s conditions. **(1/7/2020) Defer to Board of Commissioners 9-0-0.** G. McCoy moved. V. Moore seconded for Deferral to the Board of Commissioners with No Recommendation.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (2/10/2020) Approval with Conditions 7-0-0.** No parking of vehicles, trucks and boats; remote key access only and 24-hour surveillance **(12/9/2019) Deferral 8-0-1.** The Community Council voted to defer the request to allow the applicant to host another community meeting with surrounding neighbors prior to Planning Commission meeting on January 7, 2020.