



DeKalb County Government

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

Legislation Text

File #: 2019-4716, Version: 1

Public Hearing: YES NO

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 5 & 7

Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property, at 5636 Redan Road.

PETITION NO: D2. Z-20-1243622 (2019-4716)

PROPOSED USE: Self-storage facility

LOCATION: 5672 Redan Road

PARCEL NO. : 16-062-02-008

INFO. CONTACT: Karen Hill

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property located at 5636 Redan Road. The property is located on the west side of Georgia Railroad and in the rear of properties located on the north side of Redan Road, at 5672 Redan Road, Stone Mountain, GA. The property has approximately 15 feet of frontage off an alleyway on Redan Road and contains 1.6 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) Defer to Board of Commissioners.

PLANNING STAFF: Approval with Conditions.

STAFF ANALYSIS: The applicant is requesting to rezone 1.6 acres from the R100 (Residential Medium Lot) District to C-1 (Local Commercial) District to develop a self-storage facility in conjunction with adjacent zoned C-1 property. Located within a Suburban Character Area designated by the 2035 Comprehensive Plan, the rezoning request to the C-1(Local Commercial) District is consistent with the following Plan Policy: Non-residential development in suburban areas shall be limited to small-scale convenience goods/services to meet the needs of surrounding residents. 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) Approval with Conditions 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, P. Womack, Jr. seconded for Deferral to the Board of Commissioners with No Recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (02/10/20) Approval with Conditions 7-0-0. No parking of vehicles, trucks and boats; remote key access only and 24-hour surveillance provided **(12/9/19) Deferral 8-0-1.** The Council members voted to defer the request to allow the applicant to host another community meeting with surrounding neighborhoods prior to the Planning Commission meeting on January 7, 2020.