



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-3217 **Version:** 2 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 1/14/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 3/26/2019 **Final action:**
Title: COMMISSION DISTRICT(S): 1 & 7
Application of Mercer Lofts Atlanta, LLC c/o Battle Law, P.C. for a Special Land Use Permit to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation, at 2891 Mercer University Dr. & 2930 Flowers Rd.

Indexes:

Attachments: 1. Recommended Conditions SLUP 19 1243047, 2. Staff Report SLUP 19 1243047

Date	Ver.	Action By	Action	Result
3/26/2019	2	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
3/5/2019	2	Planning Commission	approved with conditions per staff recommendation	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1 & 7

Application of Mercer Lofts Atlanta, LLC c/o Battle Law, P.C. for a Special Land Use Permit to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation, at 2891 Mercer University Dr. & 2930 Flowers Rd.

PETITION NO: N10. SLUP-19-1243047

PROPOSED USE: 2 five-story apartment buildings over retail use

LOCATION: 2891 Mercer University Drive & 2930 Flowers Road, Atlanta, Georgia

PARCEL NO.: 18-266-01-001 & 18 266 01 004

INFO. CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Mercer Lofts Atlanta, LLC c/o Battle Law PC for a Special Land Use Permit to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation. The property is located on the northeast side of Flowers Road, across from Hollinswood Drive on combined portions of land located at 2891 Mercer University Drive and 2930 Flowers Road, Atlanta, Georgia. The property has approximately 2,471.47 feet of frontage along the northeasterly right-of-way of Flowers Road and contains 9.9 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval

PLANNING COMMISSION: Approval with Conditions

PLANNING STAFF: Approval with Conditions

STAFF ANALYSIS: Based on the submitted information, it appears that the application meets the criteria of the zoning ordinance for a Special Land Use Permit for two apartment buildings/retail with a building height of 5-stories. Located within an Institutional Land Use Character area designated by the 2035 Comprehensive Land Use Plan Map, the proposed use is consistent with the following plan strategy: Locate developments in areas with direct access to existing infrastructure. The applicable requirements of the O-I (Office-Institutional) District have been met. The Department of Planning and Sustainability recommends, **“Approval with one condition”**.

PLANNING COMMISSION VOTE: **Approval with Conditions 7-0-0.** P. Womack, Jr. moved, L. Osler seconded for approval with Staff's conditions. A. Atkins was not present for this vote.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: **Approval 3-0-0.** No quorum. No opposition.