



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2019-4713    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 11/25/2019    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 1/28/2020    **Final action:**  
**Title:** COMMISSION DISTRICT(S): 3 & 7  
Application of Mack III Development, LLC c/o Battle Law, P.C. for a major modification to remove conditions of CZ-91039, CZ-90052, and CZ-89033 to allow for a mixed-use development in accordance with the I-20 Overlay District, at 1816 Candler Road.

### Indexes:

**Attachments:** 1. N7 Mack III Development CZ 20 1243619, 2. Recommended Conditions CZ 20 1243619

Date	Ver.	Action By	Action	Result
1/28/2020	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/7/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 3 & 7**

**Application of Mack III Development, LLC c/o Battle Law, P.C. for a major modification to remove conditions of CZ-91039, CZ-90052, and CZ-89033 to allow for a mixed-use development in accordance with the I-20 Overlay District, at 1816 Candler Road.**

**PETITION NO: N7. CZ-20-1243619 (2019-4713)**

**PROPOSED USE:** Mixed Use Development

**LOCATION:** 1816 Candler Road

**PARCEL NO. :** 15 170 13 030

**INFO. CONTACT:** Marian Eisenberg

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

### PURPOSE:

Application of Mack III Development, LLC c/o Battle Law, P.C. for a major modification to remove conditions of CZ-91039, CZ-90052, and CZ-89033 to allow for a mixed-use development in accordance with the I-20 Overlay District. The property is located on the east side of Candler Road at 1816 Candler Road. The property has approximately 362 feet of frontage along Candler Road, 46 feet of frontage along Glenwood Road and 614 feet of frontage along Glenhill Place and contains 5.60 acres.

### RECOMMENDATION:

**COMMUNITY COUNCIL:** Denial.

**PLANNING COMMISSION:** Approval with Conditions.

**PLANNING STAFF:** Approval with modified conditions.

**STAFF ANALYSIS:** The 2035 Comprehensive Land Use Plan designates the subject property within the Commercial Redevelopment Corridor (CRC) Character Area. The intent of this character area is to promote the redevelopment of declining commercial corridors and to improve the function and aesthetic appeal of more stable commercial corridors. While the subject property abuts strip-style shopping centers, the proposed mixed-use development realizes the policies and intent of the comprehensive plan through enhancing this corridor by adding density, streetscaping and mixed-use redevelopment. The current zoning conditions restrict the use for the subject property to truck storage buildings and outdoor storage which underutilizes the land use. Therefore, staff recommends, “Approval for the major modification request to remove zoning conditions CZ-89033, CZ-90052, and CZ-91039 to allow for mixed use development, Candler Crossing, in the Interstate 20 Corridor Compatible Use Overlay District, with conditions”.

**PLANNING COMMISSION VOTE:** **Approval with modified conditions 9-0-0.** V. Moore moved, E. Patton seconded for Approval with conditions, per Staff recommendation with an added sentence to condition #1 to read: This application does not preclude variance applications”; and an added condition #2 to read: “No access to Glenhill Place”.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** **Denial 7-2-1.** Members in opposition thought that the number of units, described by the applicant as approximately 200, would be too high. They wanted to see specifics of the proposal, including a site plan and elevations.