



DeKalb County Government

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

Legislation Details (With Text)

File #: 2019-4717 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 11/25/2019 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 5/28/2020 **Final action:**
Title: 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.

Indexes:

Attachments: 1. Recommended Conditions CZ 20 1243623, 2. D3 Arpon LLC CZ 20 1243623 5-28-2020 BOC Staff report

Date	Ver.	Action By	Action	Result
5/28/2020	1	Board of Commissioners - Zoning Meeting	approved	Pass
3/3/2020	1	Planning Commission	approved with conditions per staff recommendation	Pass
1/28/2020	1	Board of Commissioners - Zoning Meeting	Full cycle deferral	Fail
1/28/2020	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
1/7/2020	1	Planning Commission	defer to the Board of Commissioners with no recommendation	Pass

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.