



DeKalb County Government

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

Legislation Details (With Text)

File #: 2020-1532 **Version:** 1 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 11/30/2020 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/28/2021 **Final action:** 1/28/2021
Title: COMMISSION DISTRICT(S): 1 & 7
Application of Corporation of Mercer University c/o Battle Law PC to request a Special Land Use Permit to allow up to five stories in building height for any future development on the Mercer University Campus in the O-I (Office Institutional) District, 2930 Flowers Road.

Indexes:

Attachments: 1. SLUP-21-1244383- Staff Report (Mercer University)

Date	Ver.	Action By	Action	Result
1/28/2021	1	Board of Commissioners - Zoning Meeting	approved with conditions	Pass
1/5/2021	1	Planning Commission	Approval	Pass

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): 1 & 7

Application of Corporation of Mercer University c/o Battle Law PC to request a Special Land Use Permit to allow up to five stories in building height for any future development on the Mercer University Campus in the O-I (Office Institutional) District, 2930 Flowers Road.

PETITION NO: N2. SLUP-21-1244383 2020-1532

PROPOSED USE: Proposed 5-story buildings.

LOCATION: 2930 Flowers Road, Chamblee, GA 30341

PARCEL NO. : 18-265-05-002, 18-265-05-003, 18-266-01-002, 18-266-01-003, 18-266-01-004, 18-266-01-005, 18-266-01-007, 18-266-02-002, 18-266-02-003, 18-266-02-005

INFO. CONTACT: Jeremy McNeil, Sr. Planner

PHONE NUMBER: 404-371-2155

PURPOSE:

Application of Corporation of Mercer University c/o Battle Law PC to request a Special Land Use Permit to allow up to five stories in building height for any future development on the Mercer University Campus in the O-I (Office Institutional) District. The property is located on the south side of Mercer University Drive and the east, north, and south side of Flowers Road at 2930, 2960, 3000, 3015, 3041, 3151, 3200, and 3246 Flowers Road; and 3001 and 3100 Mercer University Drive in Chamblee, Georgia. The property has approximately 3,846 feet of frontage along Mercer University Drive, 8,000 feet of frontage along Flowers Road and contains 169.59 acres.

RECOMMENDATION:

COMMUNITY COUNCIL: Approval.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Full Cycle Deferral.

STAFF ANALYSIS: The site is located within an Institutional Character Area designated by the DeKalb County 2035 Comprehensive Plan which designate specific areas that provide institutional services that consist of large areas used for religious, civic, educational and governmental purposes. The proposed expansion and redevelopment may not create an adverse impact on the adjoining land uses. However, the applicant has not provided any detailed plans or showing the proposed location or renderings of the any five story buildings. Therefore, it is the recommendation of the Planning and Sustainability Department that the Special Land Use Permit (SLUP) on the subject site be deferred full cycle pending submittal of the proposed more detailed information regarding future plans. Therefore, Staff's recommendation is for "Full Cycle Deferral".

PLANNING COMMISSION VOTE: Approval 8-0-1. P. Womack, Jr. moved, L. Osler seconded for Approval as submitted, to bring the property into compliance. J. Johnson abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Approval 5-0-0.