



# DeKalb County Government

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

## Legislation Details (With Text)

**File #:** 2021-2125    **Version:** 1    **Name:**  
**Type:** Ordinance    **Status:** Preliminary Item  
**File created:** 1/29/2021    **In control:** Board of Commissioners - Zoning Meeting  
**On agenda:** 5/27/2021    **Final action:** 5/27/2021  
**Title:** COMMISSION DISTRICT(S): 2 & 6  
Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District, at 1923 Clairmont Road.

### Indexes:

**Attachments:** 1. SLUP-21-1244574 Recommended Conditions, 2. SLUP-21-1244574 May BOC Staff Report rev. 5-17-2021, 3. SLUP 21 1244574 Staff Report May 2021, 4. SLUP 21 1244574 Staff Report March 2021 BOC

Date	Ver.	Action By	Action	Result
5/27/2021	1	Board of Commissioners - Zoning Meeting		
5/6/2021	1	Planning Commission	denied	Pass
3/25/2021	1	Board of Commissioners - Zoning Meeting	deferred for a full cycle	Pass
3/4/2021	1	Planning Commission		

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

### SUBJECT:

**COMMISSION DISTRICT(S): 2 & 6**

**Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District, at 1923 Clairmont Road.**

**PETITION NO: D9. SLUP-21-1244574 2021-2125**

**PROPOSED USE: Height increase to four stories for a self-storage facility.**

**LOCATION:** 1923 Clairmont Road, Decatur, Ga.

**PARCEL NO.:** 18-103-05-022

**INFO. CONTACT:** Dustin Jackson, Sr. Planner

**PHONE NUMBER:** 404-371-2155

### PURPOSE:

Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District. The property is located on the southeast corner of Clairmont Road and North Williamsburg Drive, at 1923

Clairmont Road, Decatur. The property has approximately 200 feet of frontage on Clairmont Road, 233 feet of frontage on North Williamsburg Drive and contains 1 acre.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** April 2021 Denial; Feb. 2021 - Denial.

**PLANNING COMMISSION:** May 6, 2021 - Denial. March 4, 2021 - Denial.

**PLANNING STAFF:** Approval with Conditions.

**STAFF ANALYSIS:** Based on the impact analysis and land use analysis above, the Special Land Use Permit request is consistent with the following intent of the 2035 Comprehensive Plan: “promote the redevelopment of declining commercial corridors and improve the function and aesthetic appeal of more stable commercial corridors”. Per the impact analysis above, the Special Land Use request meets the standards and adequacies of the design and aesthetic of the surrounding community. The request presents limited negative impacts on current traffic conditions and on the natural environment. The size, scale, and massing of the proposed use corresponds with some existing buildings in the vicinity and does not create a negative impact on the built environment. Per the impact analysis, the Special Land Use request will not adversely affect the existing use or usability of adjacent or nearby properties. The Department of Planning and Sustainability recommends “Approval with Conditions”.

**PLANNING COMMISSION VOTE:** May 6, 2021 - Denial 8-0-0. Jon West moved, Jana Johnson seconded for Denial. March 4, 2021 - Denial 9-0-0. P. Womack, Jr. moved, J. West seconded for denial. The Board felt the request of four-stories was inappropriate in this area and there was strong opposition from the community.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION:** April 2021 Denial 5-0-0; Feb. 2021 Denial 5-0-0.