



DeKalb County Government

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

Legislation Text

File #: 2024-0109, Version: 1

Public Hearing: YES ☒ NO ☐

Department: Planning & Sustainability

SUBJECT:

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 06

Application of Brad Noble with Metro Capital Investment, LLC for a Special Land Use Permit (SLUP) for a self-storage facility in the C-2 (General Commercial) zoning district, at 2020 & 2030 Moreland Avenue; and, 1022 & 1032 Hillcrest Drive.

PETITION NO: N5-2024-0109 SLUP-24-1246804

PROPOSED USE: Self-storage facility.

LOCATION: 2020 & 2030 Moreland Avenue; and, 1022 & 1032 Hillcrest Drive, Atlanta, Georgia 30316

PARCEL NO. : 15-081-01-003; 15-081-01-004, 15-081-01-036, 15-081-01-006, 15-081-01-007

INFO. CONTACT: Andrea Folgherait, Sr. Planner

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PURPOSE:

Application of Brad Noble with Metro Capital Investment, LLC for a Special Land Use Permit (SLUP) for a self-storage facility in the C-2 (General Commercial) zoning district.

RECOMMENDATION:

COMMUNITY COUNCIL: Full Cycle Deferral.

PLANNING COMMISSION: Denial.

PLANNING STAFF: Denial.

STAFF ANALYSIS: The applicant, Brad Noble with Metro Capital Investment, LLC, is seeking a SLUP to acquire and combine five (5) parcels within the C-2 (General Commercial) Zoning District for the construction and operation of a two (2) story, self-storage (multi) facility. The existing site(s) are undeveloped and partially wooded properties. While the proposal is not necessarily inconsistent with the C-2 Zoning District, the requirements of *Section 4.2.35 Self-Storage Supplemental Regulations* were updated in 2021 to restrict locations of self-storage (mini and multi) to M and M-2 industrial zoning districts or within C-2 or OD (Office-Distribution) zoning districts with an approved SLUP. The update was to ensure compatible development of future storage facilities both in design and land use. The subject site is in a LIND (Light Industrial) character area, as specified by the *2050 Unified Plan*, which calls for industrial uses that preserve the appeal of residential neighborhoods. The proposal may not meet the policies and strategies of the *2050 Unified Plan*.

Additionally, the parcels are located within the new *Southwest Tax Allocation District (TAD) 5 Redevelopment Plan* which is set to stem growth and revitalization along this corridor. The proposal appears inconsistent with *2050 Unified Plan*. LIND character area suggests that such areas are suitable for industrial uses while preserving the appeal of nearby residential and commercial zones. The LIND character area also encourages the integration of appropriate light industrial uses, such as breweries, maker spaces, or live/work, into new mixed use and re-purposed development (Pg. 45). The applicant has updated the site plan (CP5 - enclosed) as of 3/11/24 to address site deficiencies. While the applicant has reduced the proposed area of the facility (111,300 square feet to 109,700 square feet) the proposed use could still disrupt the balance of the neighborhood and adjacent land uses. The proposed size and scale (basement with 2-stories, 109,700 square foot) of the building, still may cause adverse impacts on adjacent land uses and appear out of place. Adjacent to the subject site is Starlight Heights, a single-family neighborhood zoned R-75. Hillcrest Drive is a local residential street within Starlight Heights which faces the southern property line of the proposed facility. Additionally, Chestnut Hill Cemetery borders the northern property line. The building may impact the view from the cemetery for visitors and possibly cause the loss of potential unmarked graves during the shuffle of development. Instead, integrating appropriate LIND uses could act as a buffer between industrial and residential/commercial zones (Pg. 45). As outlined in the *Southwest DeKalb TAD Redevelopment Plan*, redevelopment projects along Moreland intend to transform light industrial/industrial sites into mixed-use residential areas, potentially adding 827 residential units and 15,000 square feet of retail space, addressing housing needs and revitalizing vacant properties (Pg. 25). Given the relatively low pedestrian-oriented focus and large building mass of self-storage facilities, this proposal may not provide a need for, or protect the residential appeal of, the surrounding community. Moreover, it may conflict with the long-term planning goals outlined in the *South Moreland LCI*. The SLUP proposal appears inconsistent with the City of Atlanta & DeKalb County joint LCI Plan. The LCI Plan focuses on the area along Moreland Avenue, which straddles both DeKalb County and City of Atlanta jurisdictions. South of Moreland Plaza, parcels are currently zoned for industrial and general commercial manufacturing uses, housing, warehousing, truck sales and storage, and distribution facilities (Section 4, Pg.16). The plan advocates for future commercial development on the subject properties to adhere to Atlanta's Quality of Life zoning standards, promoting mixed-use buildings with street-oriented commercial spaces on the ground floor and residential units above (Section 5, Pg.19). The proposal, as described, does not adhere to these standards. The LCI encourages the revitalization of the Moreland Avenue corridor into more attractive and valuable commercial areas (Pg.16). Currently, there appears to be adequate provision of self-storage facilities in the surrounding area with two (2) self-storage facilities within one (1) mile of the site and several within a three to five (3-5) mile radius. As ongoing development in the vicinity continues, (including mixed-use projects, like the redevelopment of Moreland Plaza, less than a mile to the north), the Corridor requires careful attention of oversaturation of self-storage facilities along the industrialized corridor and density management of vacant and/or underutilized parcels along Moreland Avenue, particularly those bordering single-family neighborhoods. The proposal appears to meet the dimensional requirements of a C-2 zoning district (setbacks, lot coverage, open space, etc.). As of 3/11/24, the applicant has addressed the Self-Storage Supplemental Regulations within *Section 4.2.35 (A-M)* (see "Applicant Response to Comments"). Storage access for Customers with a key card is 6:00 AM- 10:00 PM seven (7) days a week. The applicant has stated standard hours of operation are from 9:30 AM to 6:00 PM from Monday through Saturday, with no standard hours of operation on Sundays. The proposal met the requirement E1. (Transitional Buffers) set forth in 7.4.7 E. *Self-storage facilities, the board of commissioners shall also consider each of the following criteria*. However, E2 suggests *similar architectural detailing to be in harmony with the surrounding community's character*, which may require additional consideration. Furthermore, the application does not meet all SLUP criteria of *Section 27- 7.4.6 (A-N)* specifically: • B - The compatibility with adjacent properties. • F - The proposed use will create adverse impacts upon adjoining land uses. • H - Consistency with the Comprehensive Plan (*2050 Unified Plan*). • K - Size and scale of the building. • L - Adversely affect historic buildings, sites, districts, or archaeological resources. • M - Proposed use satisfies the requirements contained within the Supplemental Regulations. • N -

Proposed use is consistent with the needs of the neighborhood. While the proposal is not necessarily inconsistent with the C-2 zoning district, a SLUP is required to determine compatibility of development of future storage facilities both in design and land use of adjacent properties. Additionally, the proposal does not enhance the policies and strategies of the *2050 Unified Plan*, *Southwest DeKalb TAD Redevelopment Plan*, the *South Moreland LCI*, or meet all of the Supplemental Regulations and site requirements. Moreover, DeKalb County Land Development Division has requested information regarding stormwater runoff, control, and storage. See comments attached. Therefore, upon review of Sections 7.4.6. (B, F, H, K, L, M,) and 7.4.7 (E.2) of the *Zoning Ordinance*, staff recommends “Denial”.

PLANNING COMMISSION VOTE: Denial 8-0-0. Jon West moved, Deanna Murphy seconded for Denial.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: Full cycle deferral 9-0-1 to allow the Applicant to provide better community engagement regarding the self-storage proposal with area residents.