



Michael L. Thurmond  
Chief Executive Officer

## Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 or (404) 371-2813(Fax)



### OCTOBER COMMUNITY COUNCIL RECOMMENDATIONS

Planning Commission Meeting Date - Thursday, November 5, 2020

Board of Commissioners Meeting Date - Thursday, November 19, 2020

DEFERRED CASE(S):			
D1	LP-20-1244107	Stein Investment Co., LLC c/o Dennis J Webb	Comm Dist: 2 & 6
Deferral		3-0-0	
D2	Z-20-1244108	Stein Investment Co., LLC c/o Dennis J Webb	Comm Dist: 2 & 6
Deferral		3-0-0	
NEW CASE(S):			
N1	SLUP-20-1244121	Halim Najib	Comm Dist: 5 & 7
Denial		7-0-0	Due to the abundance of similar personal care facilities in the area.
N2	SLUP-20-1244230	MICHELLE BENNETT	Comm Dist: 5 & 7
Approval with Conditions		7-0-0	With condition that the limit be no more than 4, instead of 6.
N3	Z-20-1244231	Kaplan Residential	Comm Dist: 4 & 7
Approval with Conditions		7-1-0	With a condition that they secure a pathway to the Marta Station.
N4	SLUP-20-1244236	Quik Trip Corporation c/o Battle Law P.C.	Comm Dist: 4 & 6
Denial		9-1-1	Denial was recommended due to a potential conflict with the Memorial Drive Revitalization Small Area Plan which calls for a "Global City" concept encouraging potential multi-story buildings with restaurants, offices, and retail uses that reflect local community culture and the relocation of a nearby convenience store is not necessarily consistent with those objectives. Additionally, the proposed convenience store will disrupt an existing business owner who operates a business on the site. It was suggested that the applicant look at design alternatives to allow the existing business owner to remain open.
N5	SLUP-20-1244237	Quik Trip Corporation c/o Battle Law P.C.	Comm Dist: 4 & 6

<b>Denial</b>	<b>9-1-1</b>	Denial, due to a potential conflict with the Memorial Drive Revitalization Small Area Plan which calls for a "Global City" concept encouraging potential multi-story buildings with restaurants, offices, and retail uses that reflect local community culture and the relocation of a nearby gas station is not necessarily consistent with those objectives. Additionally, the proposed gas station will disrupt an existing business owner who operates a business on the site. It was suggested that the applicant look at design alternatives to allow the existing business owner to remain open.	
<b>N6</b>	<b>Z-20-1244238</b>	<b>Lennar Corporation c/o Battle Law P.C.</b>	<b>Comm Dist: 4 &amp; 6</b>
<b>Deferral</b>	<b>11-0-0</b>	The Council recommended Full Cycle Deferral at the applicant's request. Issues discussed included traffic congestion/safety concerns, drainage impacts and if the proposed detention could be redesigned to be underground, zoning and land use consistency of RSM and Urban Detached Townhomes with surrounding properties, property value impacts, validity of proposed density bonuses, security issues for neighbors relating to the proposed multi-use trail connecting Oakmont Drive to Erskine Road, adequate lighting of area, sufficiency of sewer capacity, and rental caps on the proposed units.	
<b>N7</b>	<b>SLUP-20-1244241</b>	<b>Azalea House</b>	<b>Comm Dist: 1 &amp; 7</b>
<b>Approval</b>	<b>2-0-0</b>		
<b>N8</b>	<b>SLUP-20-1244242</b>	<b>Shy Temple CME Church, Inc.</b>	<b>Comm Dist: 5 &amp; 7</b>
<b>Approval</b>	<b>7-0-1</b>		
<b>N9</b>	<b>TA-20-1244234</b>	<b>Director of Planning and Sustainability</b>	<b>Comm Dist: 3 &amp; 6</b>
<b>Denial</b>	<b>6-0-0</b>	The board and affected residents spoke of negative impacts of trucking companies and industries, and truck traffic on adjoining and nearby residential neighborhoods. They want trucking and industries to remain or be subject to SLUPs in Tiers 2 and 4, and want truck stops and terminals to be prohibited in Tier 4A.	
<b>N10</b>	<b>TA-20-1244276</b>	<b>Director of Planning and Sustainability</b>	<b>All Districts</b>
<b>Denial</b>	<b>2-0-1</b>	Community Council District 1	
<b>Denial</b>	<b>3-0-0</b>	Community Council District 2 (No Quorum)	
<b>Denial</b>	<b>7-0-0</b>	Community Council District 3 acknowledged that there is a need and demand for small units and affordable housing but thought that a reduction in current minimum size should be subject to SLUP review to allow evaluation by affected neighbors.	
<b>Denial</b>	<b>11-0-0</b>	Community Council District 4	
<b>Deferral</b>	<b>7-0-1</b>	Community Council District 5	
<b>N11</b>	<b>TA-20-1244277</b>	<b>Director of Planning and Sustainability</b>	<b>All Districts</b>
<b>Approval</b>	<b>2-0-0</b>	Community Council District 1	
<b>Deferral</b>	<b>3-0-0</b>	Community Council District 2 (No Quorum)	
<b>Approval</b>	<b>7-0-0</b>	Community Council District 3 supported differentiation of the two self-storage facility types and the proposed regulations.	

<b>Approval with Conditions</b>		<b>11-0-0</b>	Community Council District 4 recommended approval with the following modifications: 1) require all self-storage facilities to obtain a Special Land Use Permit; and 2) add language that cut-off light fixtures shall be directed downward.	
<b>Approval</b>		<b>8-0-0</b>	Community Council District 5	
<b>N12</b>	<b>TA-20-1244271</b>		<b>Director of Planning &amp; Sustainability</b>	<b>All Districts</b>
<b>Approval</b>		<b>2-0-0</b>	Community Council District 1	
<b>Approval</b>		<b>3-0-0</b>	Community Council District 2 (No Quorum)	
<b>Approval</b>		<b>7-0-0</b>	Community Council District 3	
<b>Approval with Conditions</b>		<b>11-0-0</b>	Community Council District 4 recommended approval with the following modifications: 1) The location be changed to Stone Mountain Library; 2) the 12/21/2021 meeting date be changed to a week earlier since that date is two days prior to Christmas Eve; and 3) that the community council meetings continue to be temporarily held via ZOOM.	
<b>Approval</b>		<b>8-0-0</b>	Community Council District 5	
<b>N13</b>			<b>Briarcliff-Clairmont Small Area Plan (SAP) Stein Investment Co., LLC c/o Dennis J. Webb</b>	<b>Comm Dist: 2 &amp; 6</b>
<b>Approval with Conditions</b>		<b>3-0-0</b>	No Quorum. The condition attached to the approval, was that there be a cap on housing unit density at 90 units per acre and no more than 8 stories. That applies to the entire subarea between Briarcliff and I-85 with the most density. It is the only subarea with HR-3 zoning in the SAP.	