



**DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500  
 Decatur, GA 30030  
 (404) 371-2155 / plandev@dekalbcountyga.gov**

Michael Thurmond  
 Chief Executive Officer

**Planning Commission Hearing Date: March 4, 2021**

**Board of Commissioners Hearing Date: TBD**

**STAFF ANALYSIS**

**Case No.:** SLUP-21-1244574 **Agenda #:** N18

**Location/Address:** 1923 Clairmont Road, Decatur, GA 30033 **Commission District:** 02 **Super District:** 06

**Parcel ID:** 18-103-05-022

**Request:** Special Land Use Permit (SLUP) request to allow an increase in building height from two stories to four stories for a self-storage facility.

**Property Owner(s):** Urban Retail, LLC

**Applicant/Agent:** Urban Retail, LLC/o Battle Law P.C.

**Acreage:** 1.00 acres

**Existing Land Use:** Commercial

**Surrounding Properties:** To the north of the subject property is North Williamsburg Dr., to the south is commercial, to the west is Clairmont Drive, and to the east is commercial.

**Adjacent Zoning:** North: C-1 South: C-1 East: O-I West: O-I

**Comprehensive Plan:** Commercial Revelopment Corridor (CRC)

**Consistent** **Inconsistent**

<b>Proposed Density:</b> N/A	<b>Existing Density:</b> N/A
<b>Proposed Square Ft.:</b> 110,000 Sq. Ft.	<b>Existing Units/Square Feet:</b> N/A
<b>Proposed Lot Coverage:</b> N/A	<b>Existing Lot Coverage:</b> N/A

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing date.

Date Received: \_\_\_\_\_ Application No.: \_\_\_\_\_

APPLICANT NAME: Urban Retail, LLC c/o Battle Law P.C.

Daytime Phone #: 404-601-7616 Fax #: 404-745-0045

Mailing Address: One West Court Sq., Suite 750, Decatur, GA 30030

E-mail: mlb@battlelawp.com

OWNER NAME: Urban Retail, LLC (if more than one owner, attach contact information for each owner)

Daytime Phone #: 404-630-4761 Fax #: \_\_\_\_\_

Mailing Address: 3905 Lavista Road, Suite C, Tucker, GA 30084

E-mail: usmangandhi@gmail.com

SUBJECT PROPERTY ADDRESS OR LOCATION: 1923 Clairmont Road

Decatur, DeKalb County, GA, 30033

District(s): 18 Land Lot(s): 103 Block(s): 05 Parcel(s): 022

Acreage or Square Feet: 1.018 acres Commission District(s): 2&6 Existing Zoning: C-1

Proposed Special Land Use (SLUP): Increase height from 2 stories to 4 stories for a Self-Storage Facility

I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: \_\_\_\_\_ Agent:  Signature of Applicant: Battle Law, P.C.  
(Check One) By: [Signature]

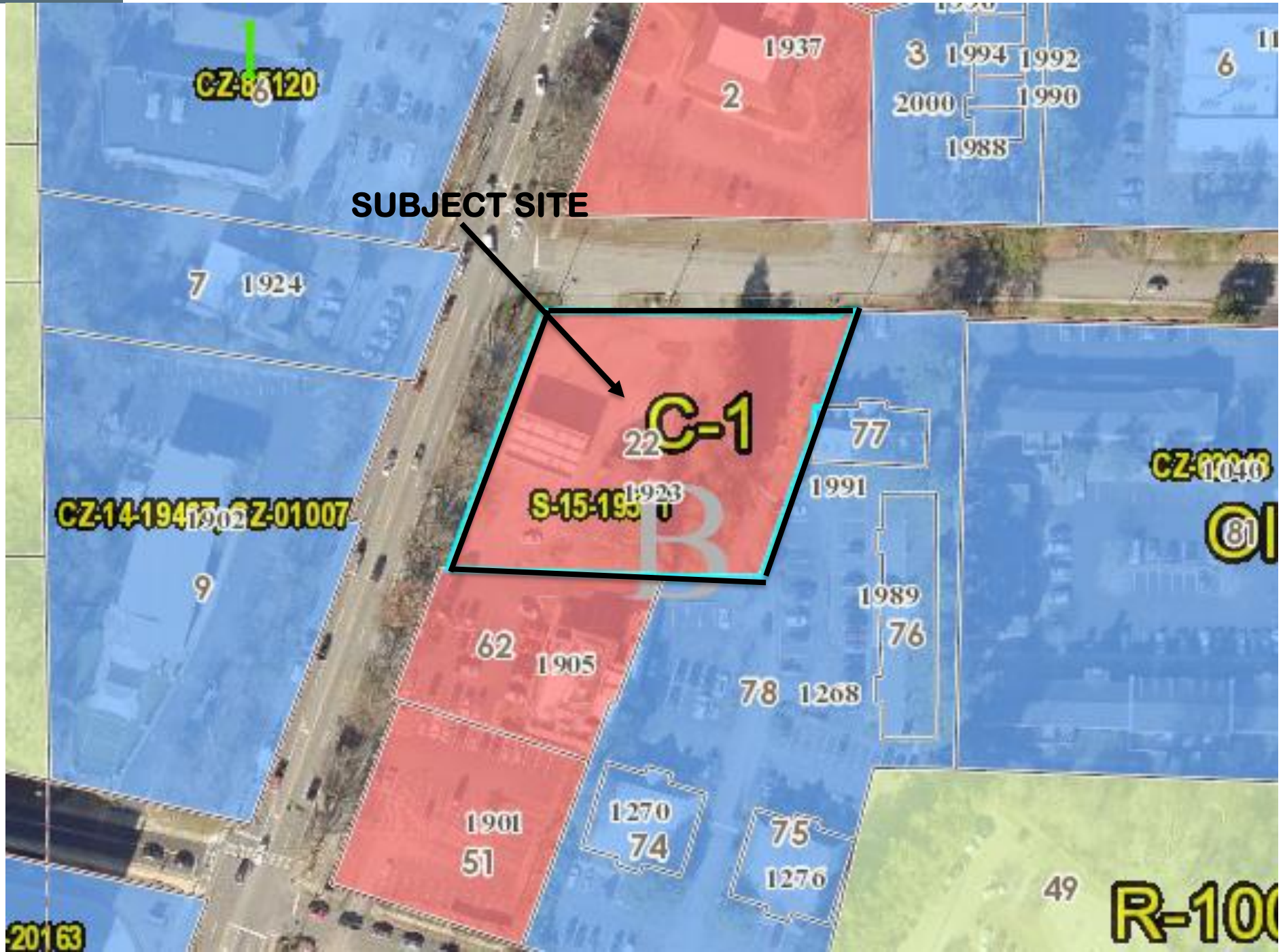
Printed Name of Applicant: Michele L. Battle, President

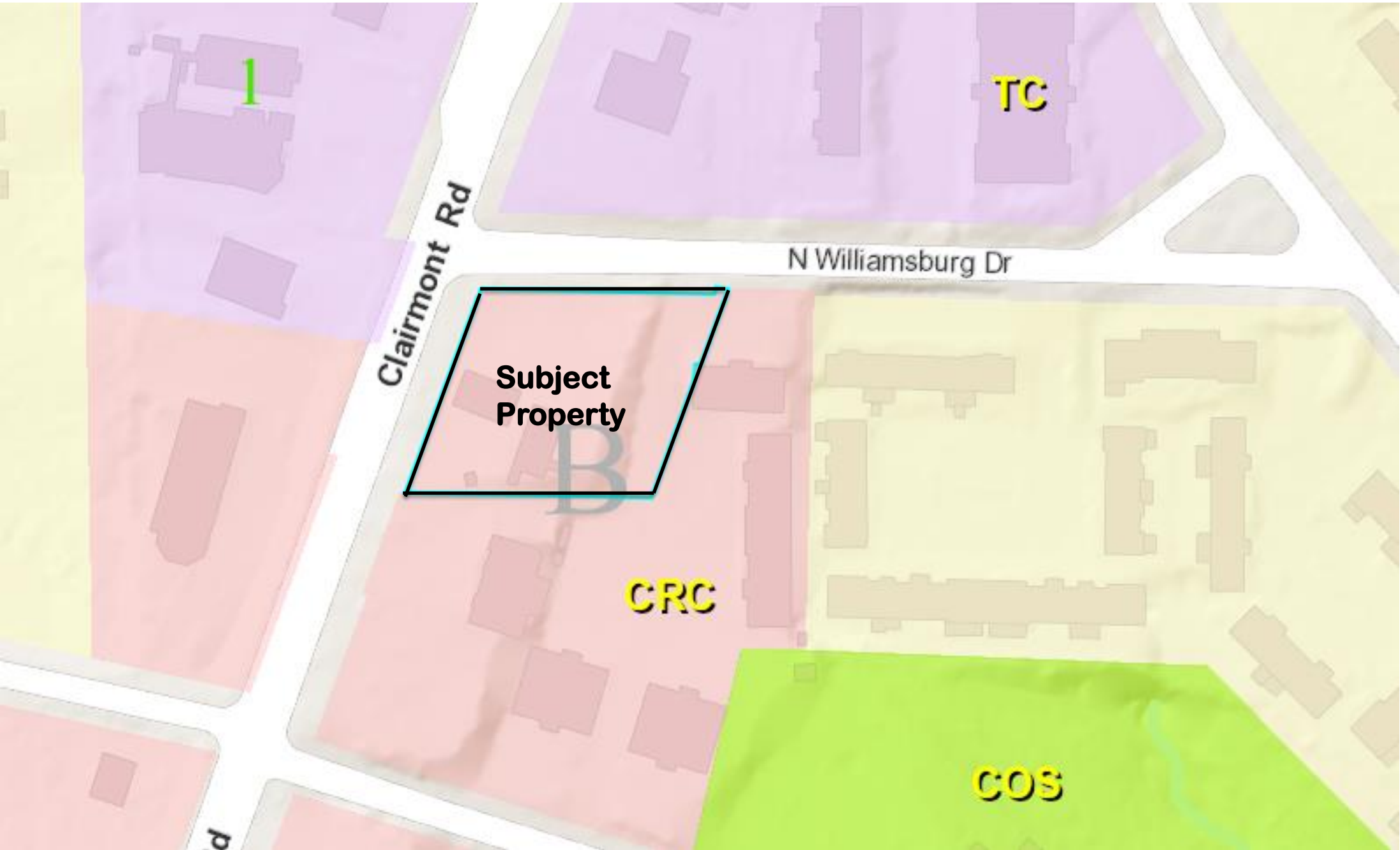
Notary Signature and Seal: [Signature]











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TC

N Williamsburg Dr

Clairmont Rd

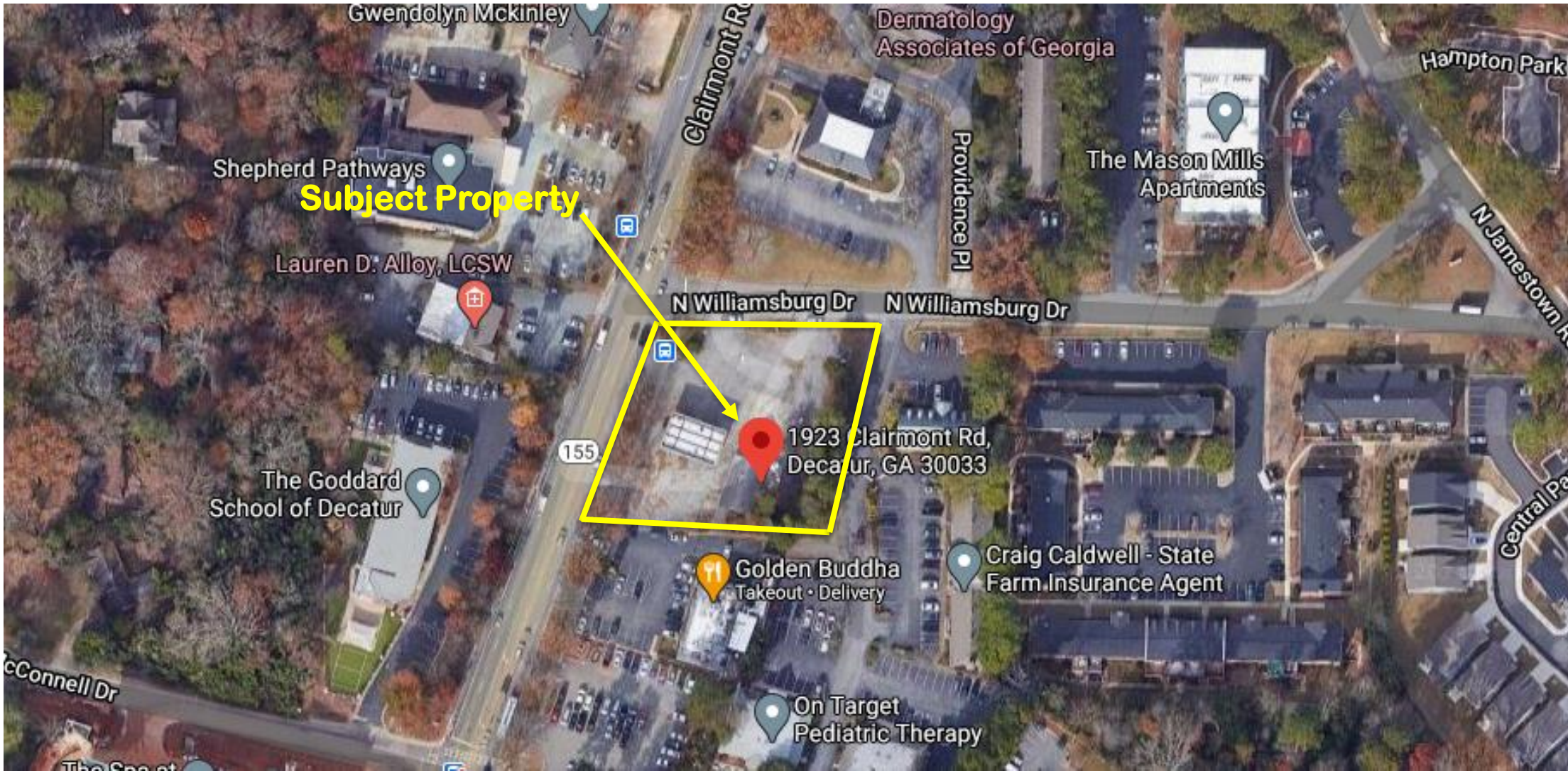
Subject  
Property

CRC

COS

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**VARIANCES:**

1. A variance from the Z-21-1244574 zoning ordinance section 12-12-101 is required to allow the proposed building to be taller than the maximum height allowed by the ordinance.
2. A variance from the Z-21-1244574 zoning ordinance section 12-12-102 is required to allow the proposed building to be taller than the maximum height allowed by the ordinance.
3. A variance from the Z-21-1244574 zoning ordinance section 12-12-103 is required to allow the proposed building to be taller than the maximum height allowed by the ordinance.
4. A variance from the Z-21-1244574 zoning ordinance section 12-12-104 is required to allow the proposed building to be taller than the maximum height allowed by the ordinance.

**SPECIAL LAND USE PERMIT:**

1. A special land use permit is required for this use as it is not listed in the zoning ordinance.

**RUSH REQUIREMENTS:**

Minimum Requirements for Rush Construction

Requirement	Minimum	Proposed
1. Minimum lot area	10,000 sq. ft.	10,000 sq. ft.
2. Minimum front setback	10 feet	10 feet
3. Minimum side setback	5 feet	5 feet
4. Minimum rear setback	5 feet	5 feet
5. Minimum height	10 feet	10 feet
6. Minimum parking spaces	1 space per 100 sq. ft.	1 space per 100 sq. ft.
7. Minimum landscaping	1 tree per 1,000 sq. ft.	1 tree per 1,000 sq. ft.
8. Minimum signage	1 sign per 1,000 sq. ft.	1 sign per 1,000 sq. ft.
9. Minimum lighting	1 foot candle per 100 sq. ft.	1 foot candle per 100 sq. ft.
10. Minimum security	1 security camera per 1,000 sq. ft.	1 security camera per 1,000 sq. ft.

**BOHLER**  
 811  
 800-875-8757  
 1000 Peachtree Street, N.E.  
 Atlanta, GA 30309

**REVISIONS**

NO.	DATE	DESCRIPTION

**811**  
 800-875-8757  
 1000 Peachtree Street, N.E.  
 Atlanta, GA 30309

**NOT APPROVED FOR CONSTRUCTION**

APPROVED FOR CONSTRUCTION BY: [Signature]

**PROPOSED MULT-LEVEL SELF STORAGE FACILITY**

URBAN RETAIL, L.L.C.

LOCATION OF SITE:  
 1000 CLARENDON ROAD  
 DECATUR, GA 30030

**BOHLER**  
 811  
 800-875-8757  
 1000 Peachtree Street, N.E.  
 Atlanta, GA 30309



**VARIANCE SITE PLAN**

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