



DeKalb County Department of Planning & Sustainability

330 Ponce De Leon Avenue, Suite 300

Decatur, GA 30030

(404) 371-2155 / www.dekalbcountyga.gov/planning

Michael Thurmond
Chief Executive Officer

Planning Commission Hearing Date: March 03, 2020, 6:30 P.M
Board of Commissioners Hearing Date: March 24, 2020, 6:30 P.M.

STAFF ANALYSIS

Case No.: CZ-20-1243623 **Agenda #:** D.3

Location/Address: The north side of Redan Road approximately 306 feet east of Panola Road at 5636 Redan Road, Stone Mountain, GA. **Commission District:** 5 **Super District:** 7

Parcel ID: 16-062-02-005

Request: To request a major modification to approved conditions pursuant to CZ-18-22137 to amend conditions 1 and 8 to allow a self-storage facility on the site.

Property Owner/Applicant: Arpon, LLC

Applicant's Agent: Battle Law, P.C.

Acreage: 4.87 Acres

Existing Land Use: Undeveloped property consisting of mature vegetation with trees and shrubbery

Surrounding Properties Adjacent Zoning: East, west and south of the site along Redan Road are various retail, commercial and institutional uses zoned C-2 (General Commercial). Adjacent to the site along the west property line is property zoned C-1 (Local Commercial) pursuant to CZ-18-22137 and approved for general retail, commercial and office uses.

Comprehensive Plan: **Neighborhood Center (NC)** **Consistent** **Inconsistent**

Proposed Storage Facility Square Ft.: 81,250 Square Feet	Existing Building Sq. Footage: None
Proposed Lot Coverage: 53.5%	Existing Lot Coverage: None



DeKalb County

404.371.2155 (o)
404.371.4556 (f)
DeKalbCountyGa.gov

Clark Harrison Building
330 W. Ponce de Leon Ave
Decatur, GA 30030



DEPARTMENT OF PLANNING & SUSTAINABILITY

MAJOR MODIFICATION APPLICATION

20
CL-~~14~~-1213623

Existing Conditional Zoning No.: CZ18-22137

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

Daytime Phone#: 404-601-7616 Fax #: 404-745-0045 E-mail: mlb@battlelawpc.com

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

OWNER NAME: The R. Dennis and Joyce H. Christopher Family Limited Partnership (If more than one owner, attach contact information for each owner)

Daytime Phone#: 770-385-0714 Fax #: _____ E-mail: _____

Mailing Address: 3200 Georgia 142, Mansfield, GA 30055

SUBJECT PROPERTY ADDRESS OR LOCATION: 5636 Redan Road

Decatur, DeKalb County, GA, 30088

District(s): 16 Land Lot(s): 062 Block(s): 02 Parcel(s): 005

Acreage or Square Feet: 4.87 acres Commission District(s): 5&7 Existing Zoning: C-1(Cond)

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

Have you, the applicant, made a campaign contribution of \$250.00 or more to a DeKalb County government official within the two year period that precedes the date on which you are filing this application?

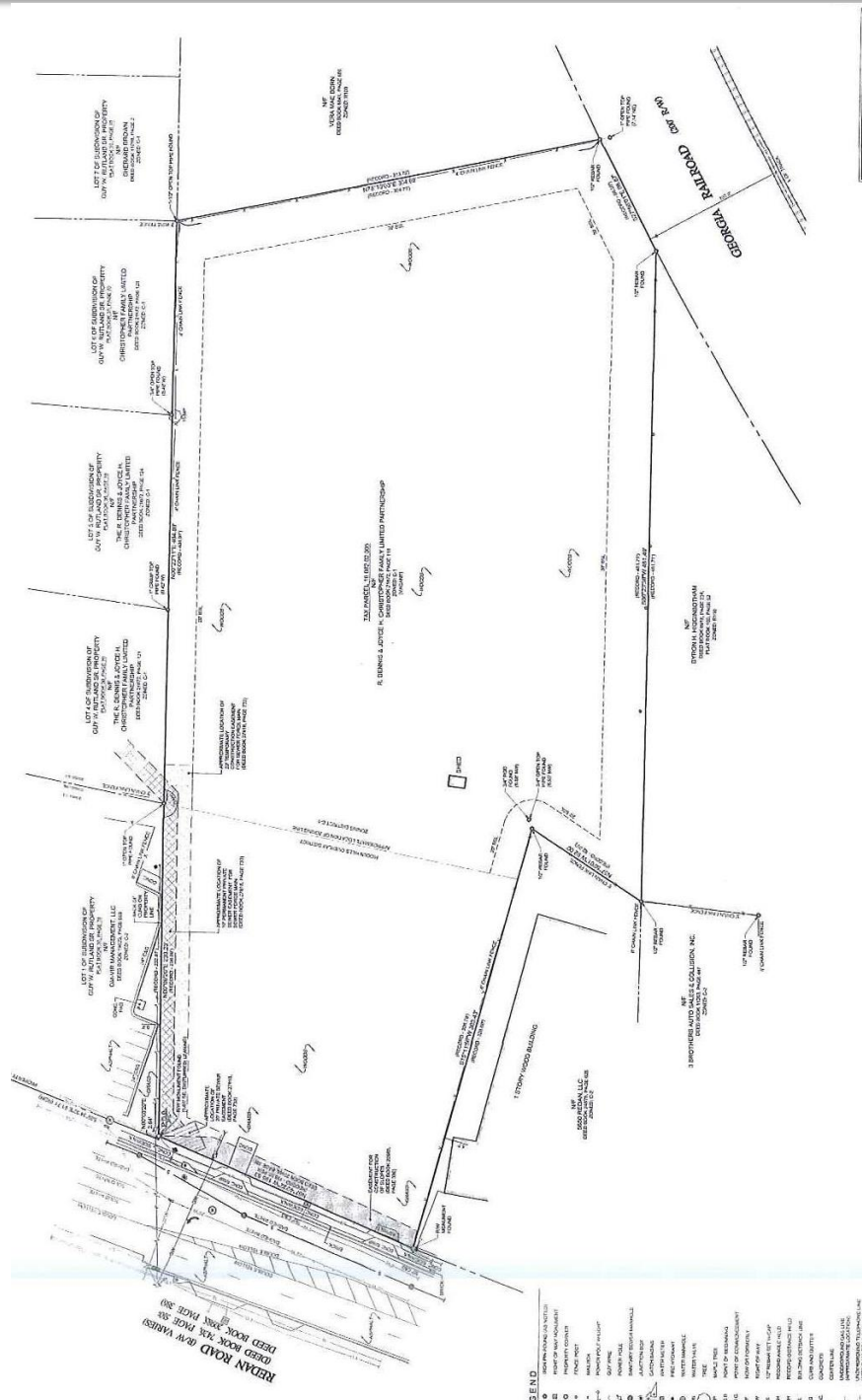
Yes No If "yes", see page 4. (Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A)

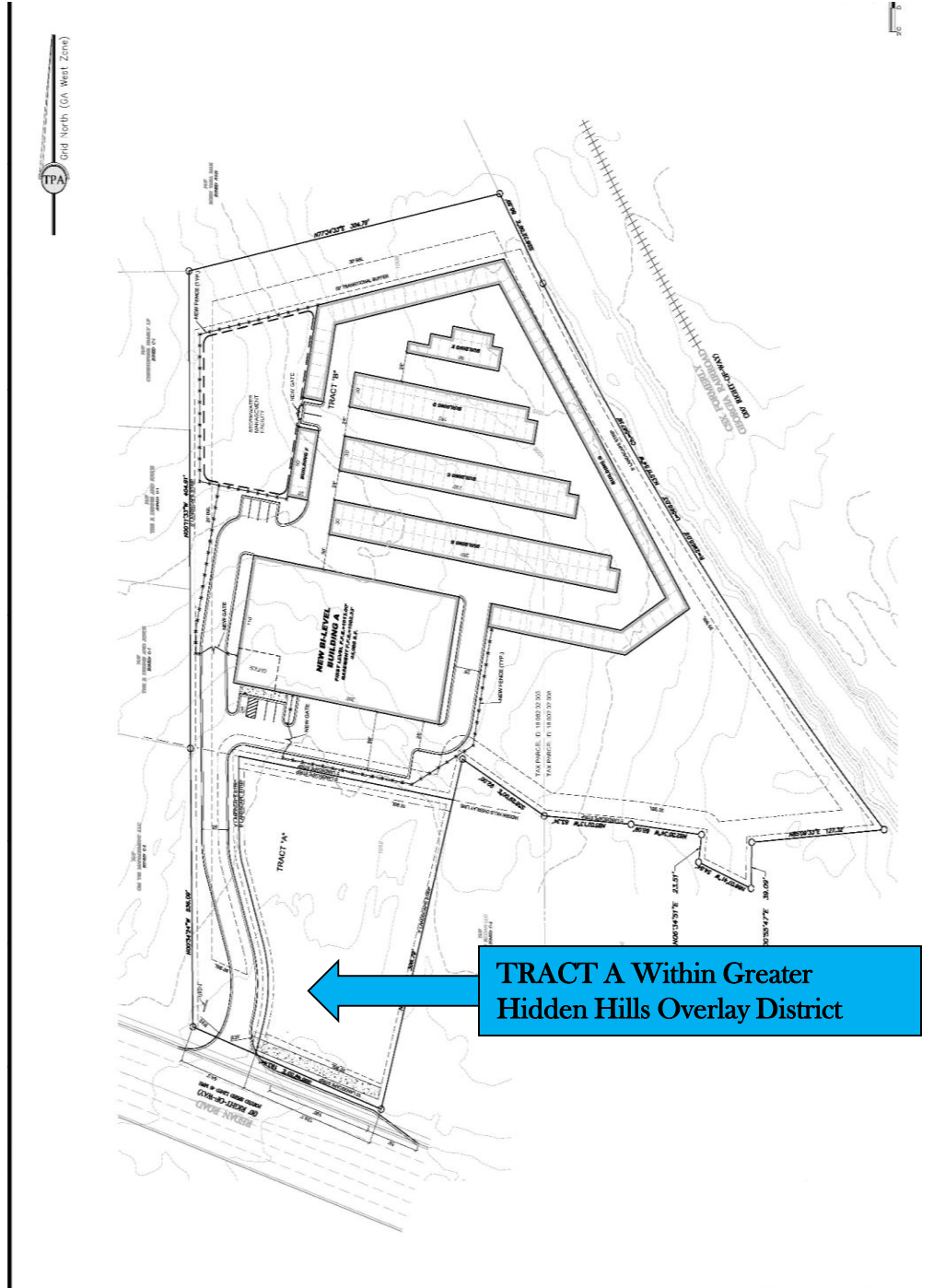
Owner: _____ Agent: _____
(Check One)

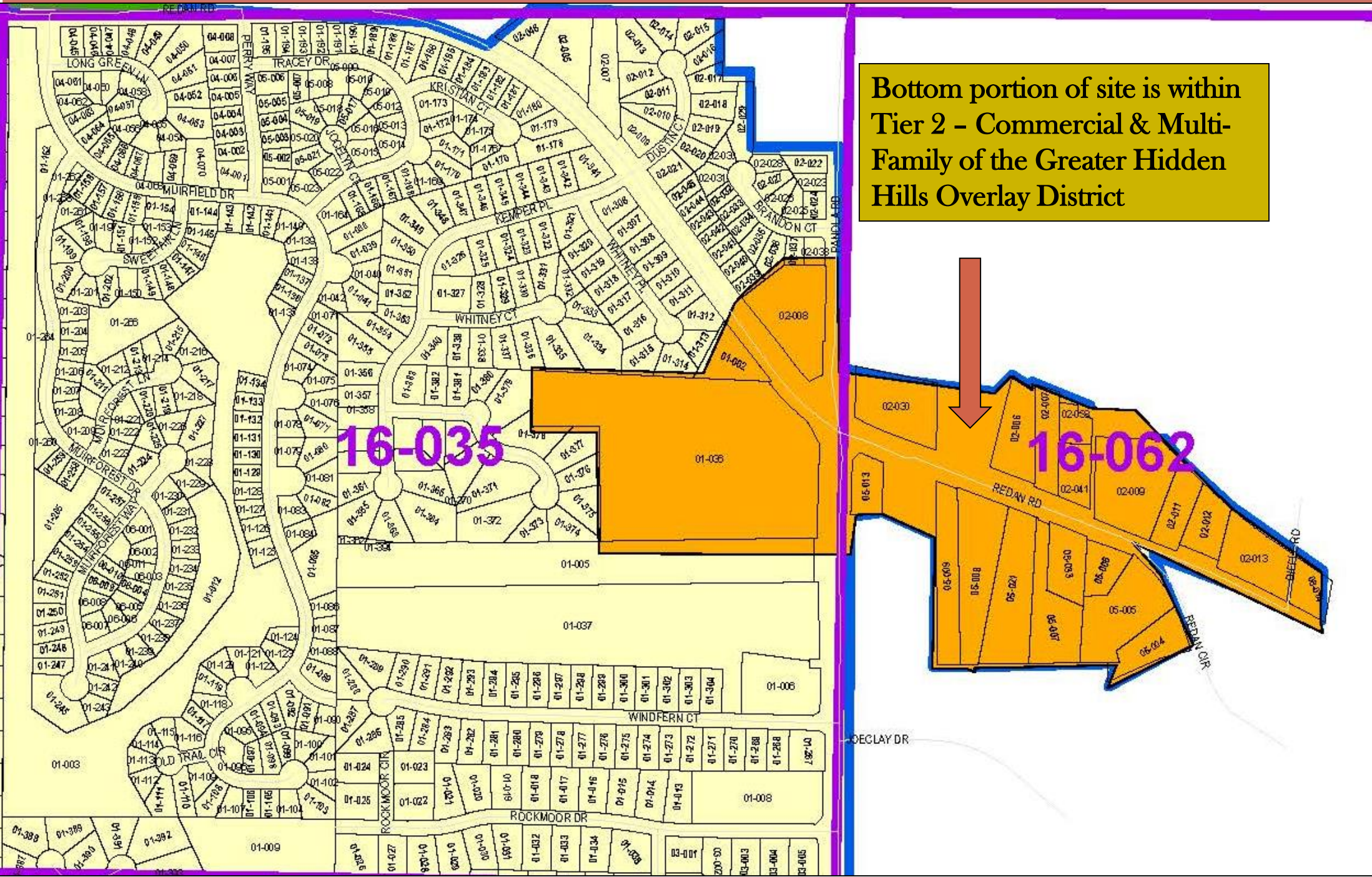
Arpon, LLC

Signature of Applicant: By: 

Printed Name of Applicant: Arpon, LLC Major Modification Application







Bottom portion of site is within Tier 2 - Commercial & Multi-Family of the Greater Hidden Hills Overlay District

16-035

16-062

