

CITY OF CLARKSTON

ITEM NO: F7

CLARKSTON CITY COUNCIL MEETING

HEARING TYPE:
Council Meeting

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: June 6, 2017

SUBJECT: Conditional use permit for property located at 4122 E. Ponce de Leon Avenue

DEPARTMENT: Planning & Development

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages: 10

INFORMATION CONTACT: Shawanna Qawiy,
Planning and Dev. Mgr.
PHONE NUMBER: 404-296-6489

PURPOSE:

To consider whether a proposed conditional use is in the public interest of the City as considered by the Mayor and Council, among other relevant factors as listed below.

NEED/ IMPACT:

According to Section 312- Conditional use permit, certain uses of property, designated as condition uses, are declared to possess characteristics that may be incompatible with other uses in the district. The Bhutanese Hindu Community of Georgia is requesting to conditionally permit a place of assembly at 4122 E. Ponce de Leon Avenue, Suite 8. The property zoned as Town Center, is surrounded by uses that include a daycare, retail, professional offices and food marts. Diagonally from the property, is Allen’s Car Care, located on Hill Street. Directly behind the proposed location, in a separate building is the Decatur Pediatric Group.

The Mayor and Council shall hear the applications for conditional use permits and determine (1) Whether the conditional use would be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood. Staff’s position is that the proposed location will not impose a negative bearing on the use and enjoyment of the environment or the other property uses; (2) Whether the proposed conditional use would increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties. Staff’s position is that an increase in local or state expenditures in relation to costs associated with servicing and maintaining neighboring properties cannot be determined at this time. (3) Whether the establishment of the conditional use would impede the normal and orderly development of surrounding property for uses predominant in the area. Staff’s position is that, the proposed use will not impede the normal and orderly development of surrounding property uses. The hours of operation will be Sunday through Saturday, from 9AM to 5PM. (4) Whether the location and character of the proposed conditional use would be consistent with a desirable pattern of development for the locality in general. The location and character based on the zoning district will only permit this proposed use through the conditional use permitting process.

RECOMMENDATIONS:

Staff recommends approval of the conditional use permit.