



CONDITIONAL USE PERMIT ANALYSIS

Report Prepared by: Shawanna N. Qawiy, Planning Economic & Development Director

Applicant: All Nations Society of Atlanta
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Location: 4320 East Ponce de Leon Ave.
Request: Conditional Use Permit

Parcel ID(s): 18 119 01 020

Proposed Use /Purpose: A place of assembly for church/mission society.

Current Land Use: RC- Residential Commerical

Sign Posted: February 24, 2022

Planning & Zoning Meeting: March 15, 2022
City Council Work Session: March 29, 2022
City Council Meeting: April 5, 2022

Lot Size: .4 acre

Road Access: West Smith Street

Adjacent Land Use/Zoning District:

	Current Zoning	Land Use
North	NR-3	Single Family Residential
East	NR-CD	Apartments
South	RR-Open Space	CSX Railroad
West	NR-3	Converted Houses-Offices/Apts.

Conditional Use Criteria; Section 312

***Criteria Point 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.**

Section 705-RC residential commercial is intended to allow converted residential structures with commercial uses to coexist with residential uses. Commercial uses are to be limited in order to maintain the current balance and aesthetic in the surrounding area. Residences converted to office uses are acceptable when kept at current scale. The proposed conditional use permit request is for a

place of assembly/church for a mission society. The surrounding land uses are, single family residential, converted (houses) offices, CSX Railroad, and apartments. The current location (building) has maximized its capacity of (commercial) licensing, currently housing a training center and a tax preparation office. Based on the requirements of the zoning district and proposed operational hours from 8AM-8PM on Saturdays and Sundays, the proposed conditional use would be injurious to the use and enjoyment of the surrounding land uses and would diminish and impair property values within the contiguous neighborhoods.

Criteria Point 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.

Criteria Point 3: Whether the establishment of the conditional use permit would impede the normal and orderly development of surrounding property uses predominant in the area.

The establishment of the conditional use permit would impede the orderly development of surrounding property uses predominant in the area. The current zoning for this location is RC-Residential Commercial. The Clarkston 2040 Comprehensive Plan notes the land use as mixed use which is a mixture of diverse uses including multi-family housing, commercial, office, and urban compatible industrial uses required to match the blend of uses and historic character of this area.

Criteria Point 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 proposed conditional use location is currently a converted residential structure with several commercial uses. The location and character of the proposed conditional use request would not be consistent with a desirable pattern for the locality in general due to increased traffic conditions on the limited local road of West Smith Street. The desired use would not match the historic character or minimum balance of the area.

Recommendation:

Staff recommends denying the conditional use permit request to allow for a place of assembly/church for a mission society.

Attachments:

- Conditional Use Permit Application
- Letter of Intent
- Warranty Deed
- Maps
- Site Plan