

CONDITIONAL USE PERMIT APPLICATION

Planning & Zoning

2635 Talley Street
Decatur, GA 30030
Phone 404-377-6198
Fax 404-378-5054



Before submitting this application, you must schedule a pre-application conference with the Zoning Administrator to discuss the procedures, standards and regulations required for approval. Attach a plat of the property drawn to scale and showing property lines, locations and heights of existing and proposed buildings and other structures, locations of all driveways and parking/loading areas, a north arrow, and any other information required to demonstrate conformance with the standards for the specific conditional use requested. Please provide one to-scale copy of all plans, as well as one copy of all plans in an 8½" x 11" format. If the applicant is not the current property owner, provide a notarized authorization for this application from the current property owner.

Address of property 620 Pinetree Dr. Decatur, GA 30030
Name of applicant Joe + Talia Bunting Phone 770-519-9186
Address 620 813 W. Ponce de Leon Ave City/state/ZIP Decatur, GA 30030
Email taliabunting@gmail.com
Name of property owner Lynne Laube Phone _____
Address 620 Pinetree Dr City/state/ZIP Decatur, GA 30030
☐ Major amendment to existing conditional use permit ☒ New conditional use permit request
Existing zoning Residential Use requested Lodginghouse

Please answer all of the following questions on a separate sheet.

1. How would the proposed use be suitable in view of the use and development of adjacent and nearby property?
2. How is the proposed use consistent with existing zoning requirements?
3. What adverse affects does the proposed use have on the existing use or usability of adjacent or nearby property?
4. To what extent will or could the proposed use cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities?
5. Describe how the proposed ingress and egress to the subject property is adequate. Include an evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses.
6. What impact will the proposed use have on established property values and on the public health, safety, morality, comfort and general welfare of the residents of the City?

I hereby certify that the above and attached statements and documents are true to the best of my knowledge and belief.

Applicant signature Talia Bunting Date 09/12/2022

For personal care home, assisted living facility and nursing home applications, I certify that I have applied for or will immediately apply for the corresponding permit or authorization for the operation of the facility from the State of Georgia Department of Community Health in accordance with its rules and regulations. I also certify that the proposed facility will meet and be operated in conformance with all applicable state and federal laws and regulations and with all codes and regulations of the City.

Applicant signature Joe Bunting Date 9/12/2022

Joe + Talia Bunting

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Application for Conditional Use Permit 620 Pinetree Drive, Decatur, GA

The purpose of this application is to request approval of a conditional use permit to allow an 8 bedroom “lodginghouse” at 620 Pinetree Drive to function as a boutique inn.

About the Applicants. Joe and Talia Bunting live 13 houses down from the subject property at 813 W Ponce de Leon Ave. They have 3 children: Marston age 9, Remy age 7, and Shoshanna age 4, two of whom attend City of Decatur schools (Remy at Westchester and Marston at F.Ave).

Joe and Talia are both small business owners with a deep passion for hospitality and community. Joe is a writer (books), ghostwriter, and online teacher (thewritepractice.com). Talia has been managing short term rentals for the last 7 years. Her company, Atlanta Airbnbs, hosts over 3,000 guests per year, generates \$800,000 in revenue (that is shared by owners and her team), and supports 15 jobs. Joe and Talia have owned and invested in other short term rentals in Atlanta. They currently operate one in their residence, and have had the privilege to host many of their neighbors’ family members.

For the last five years, Joe and Talia have dreamed about opening a small inn to take what they’ve learned about highly local hospitality and apply it on a slightly larger scale. Over the last year, they have looked at several inns to purchase, and have even made offers on one in Covington and one in Savannah.

When Joe and Talia moved to Decatur, they would walk into town past 620 Pinetree and comment, “We need to turn that into an inn someday. It’s the perfect house.” Talia once even planned on knocking on the door and introducing herself and offering to purchase the property. Then, just a month later, the property was listed by the seller, Lynne Laube, and after raising a portion of the funds from their friends and family, they went under contract at

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the end of August 2022 to purchase 620 Pinetree pending approval of this conditional use permit.

Talia and Joe care deeply about this community and believe a small, boutique inn will allow more people, especially friends and families of their neighbors, to experience how great the City of Decatur is. Furthermore, they believe their experience with hospitality will ensure the inn is successful and an asset to the community.

General Site and Project Information. The subject property is approximately 0.54 acres located on the northwest corner of Pinetree Drive and Ponce de Leon Ave. The building is a 5,618 square foot four bedroom, four-and-a-half bathroom single-family home built originally in 2003. Talia and Joe Bunting are currently under contract to purchase the property, pending conditional use permit approval, with a closing date of November 2, 2022.

Upon closing, the property will be developed from a four bedroom, four-and-a-half bathroom home to a nine-bedroom, nine-and-a-half bathroom property, with eight bedrooms reserved for guests as is the maximum determined by the municipal code, and one bedroom reserved for the innkeeper's quarters.

Review Standards and Statement of Reasons for a Conditional Use Permit. The following review standards, per Section 11.2.3 of the UDO shall be considered in determining whether the use shall be approved.

1. How would the proposed use be suitable in view of the use and development of adjacent and nearby property?

The approximately 7.4 acre property to the south, across the street on Ponce de Leon Avenue, is the St. Thomas More church and school. The church is zoned I - Institutional. Immediately beside the property, 630 Pinetree Drive (also owned by the seller of 620 Pinetree, Lynn Laube) and 639 Ponce de Leon Avenue, are zoned R-60 - Single-Family Residential. Across Pinetree Drive are the Hampton Court condominiums, a 16 unit property on 1.62 acres zoned RS-17 - Single Family Residential, beside which is the First Christian Church, a 3.53 acre I - Institutional Property. Nearby properties along Ponce de Leon Avenue, including the Buntings at 813 Ponce de Leon Ave, have large lots,

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many as much or more than an acre, but far from being rural, Ponce de Leon Avenue is a busy road and one of the main routes into the City of Decatur from Atlanta. It has large religious and commercially zoned properties nearby.

The subject development, 620 Pinetree, is suitable, and even ideal, as a lodginghouse. It will be a small-scale hospitality property within a residential context at a centrally located location. The inn will have occupancy at a similar scale as the nearby Hampton Court (assuming 3 occupants per unit on 1.62 acres, or 29 persons per acre at Hampton Court, and 16 occupants on 0.53 acres, or 30 persons per acre at the inn). Meanwhile it will generate less auto traffic than the two nearby churches. Furthermore, residents will be able to walk or ride bicycles from the property to nearby parks, restaurants, playgrounds, coffee shops, and retail stores.

2. How is the proposed use consistent with existing zoning requirements?

The R-60 – Single Family Residential zoning as allows lodginghouses of up to 8 guest bedrooms with a conditional use permit. The plans for this property are consistent with the requirements expected of lodginghouses as listed in Section 6.5.7 of the city ordinance.

3. What adverse affects does the proposed use have on the existing use or usability of adjacent or nearby property?

The proposed inn is compatible with the existing residential, religious, and educational uses of adjacent and nearby properties. Residents of adjacent properties, as well as visitors and staff at the nearby churches and school, will continue to benefit from the usability of their respective properties unhindered by the inn.

4. To what extent will or could the proposed use cause an excessive or burdensome use of existing streets, transportation facilities, utilities or other public facilities?

The proposed use will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or other public facilities. The inn will host up to 16 guests at a time but only 8 parties, all of whom will have one or less vehicle. Some guests will also travel to the inn via taxi or public

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transportation. Assuming some staff members will also travel by car, an estimated 6 to 10 vehicles will be traveling to or from the inn per day during peak days (weekends and holidays), usually much less.

The traffic caused by the inn will be consistent with and in some cases less than the higher trafficked properties nearby. The nearby Hampton Court condominium complex has 16 units. Assuming 1.5 cars per unit, they may have as many or more than 24 vehicles on the property per day. The nearby school, St. Thomas More, serves approximately 489 students, most of whom travel to and from school by car. Furthermore, the nearby churches, First Christian Church and St. Thomas more, bring dozens more vehicles each week, comparatively much more than the inn.

The existing nearby roads can amply handle this relatively minor amount of traffic. The inn is located near two major roads, Scott Boulevard and Ponce de Leon Ave, both of which already support a high amount of traffic.

Some guests may choose instead to take public transportation, since the inn is located near bus stops and within walking distance of two Marta stops.

- 5. Describe how the proposed ingress and egress to the subject property is adequate. Include an evaluation of the traffic impact of the proposed use relative to street capacity and safety of public streets and nearby pedestrian uses.**

For those guests who have personal vehicles, parking will be provided on the property with egress to Pinetree Drive and can then travel to Ponce de Leon and Scott Boulevard.

- 6. What impact will the proposed use have on established property values and on the public health, safety, morality, comfort and general welfare of the residents of the City?**

Decatur 2030, the City's adopted strategic plan, recommends an increase in the City's hospitality options, specifically calling for a boutique inn or bed and breakfast. Decatur 2030 recognizes the lack of a variety of hospitality options, especially for luxury accommodations. The proposed conditional use permit for an inn with up to 8 guest rooms will have a positive impact on the

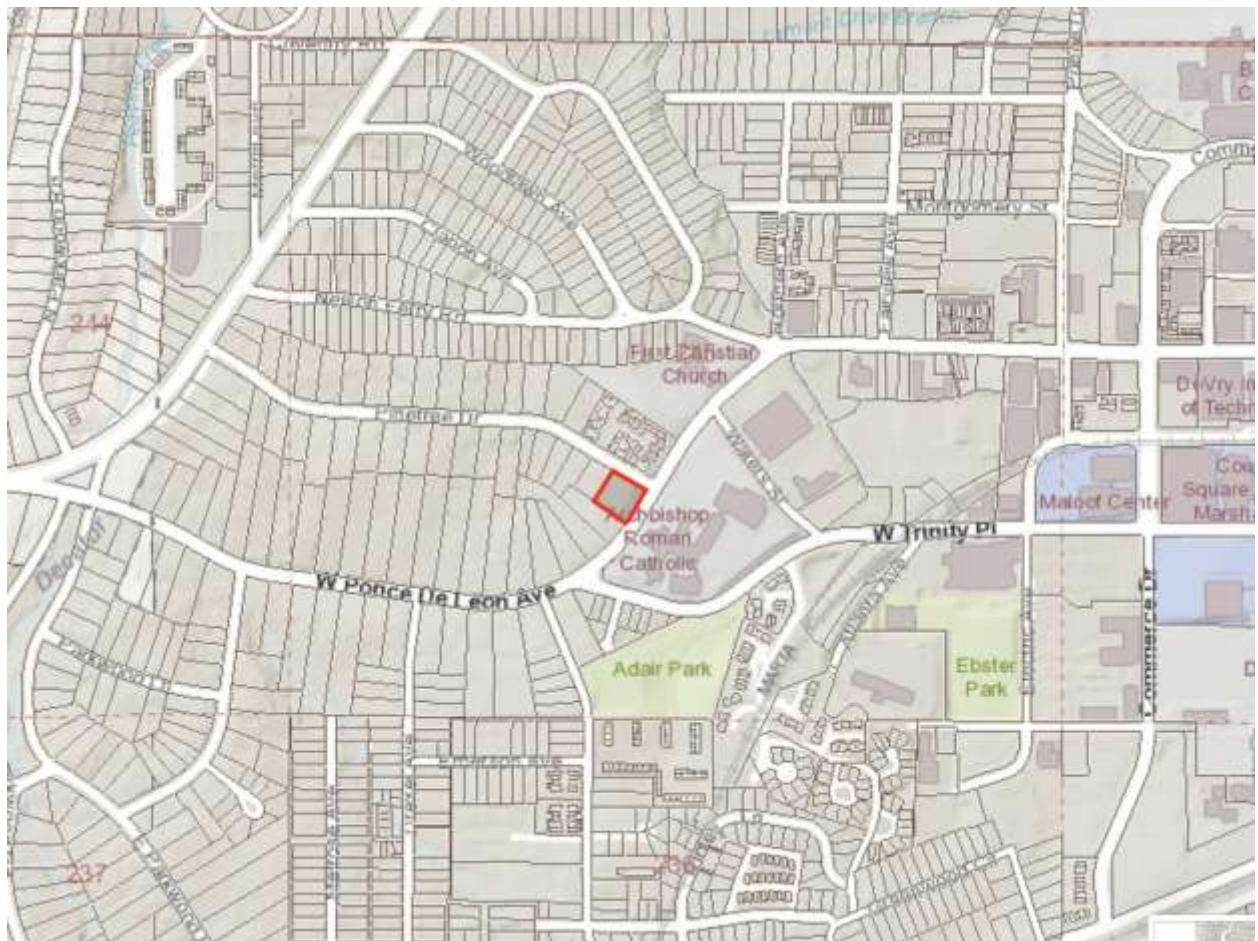
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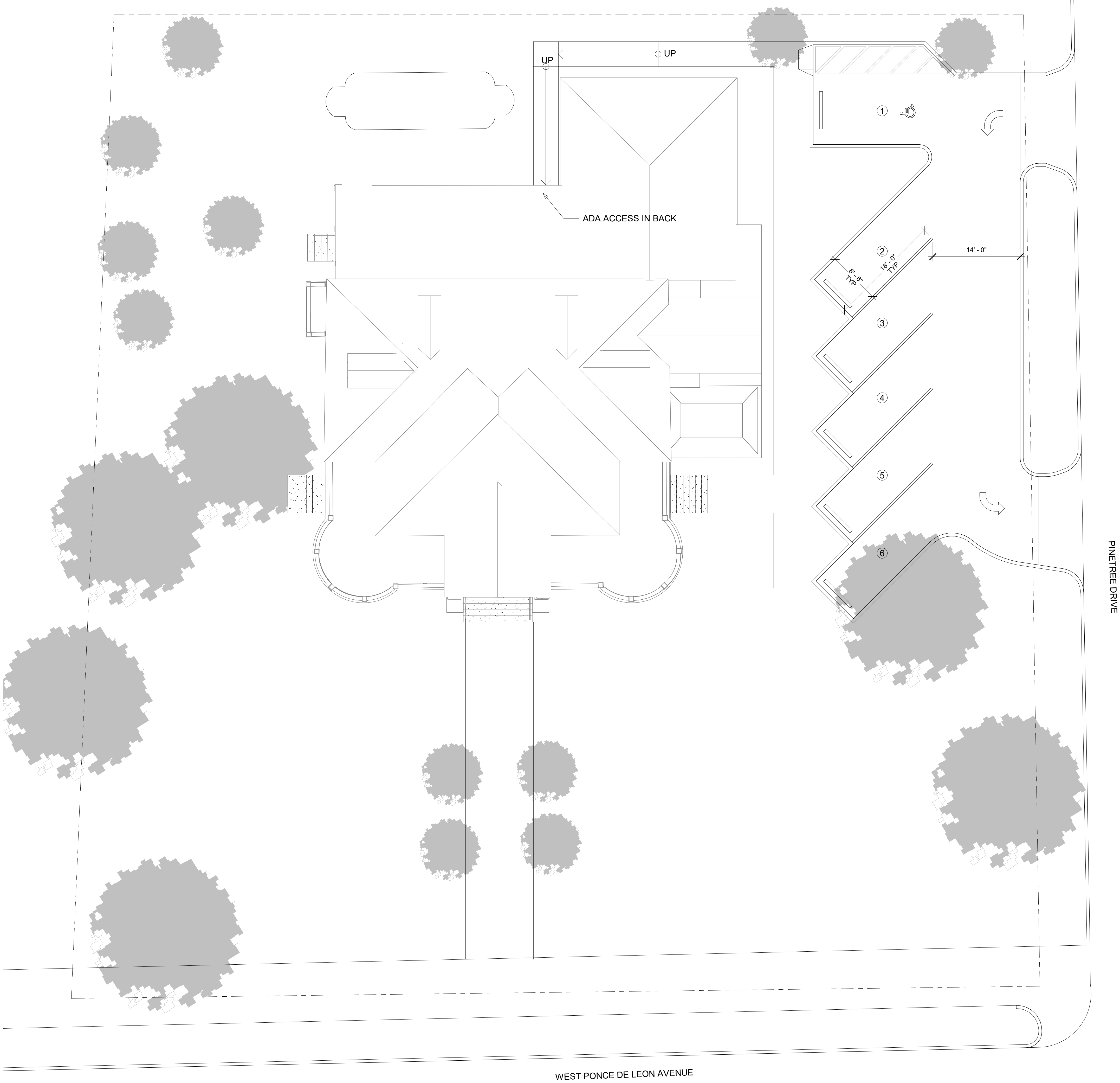
hospitality, economic, morality, and general welfare of the community, which gives supporting ground for approval of the proposed use.



620 Pinetree Drive, view from West Ponce de Leon Avenue



Parcel Map, 620 Pinetree Drive outlined in red. Source: DeKalb County



1 PROPOSED PARKING DIAGRAM
1/8" = 1'-0"

A new inn for the

Queen Bee

620 Pinetree Drive
Decatur, GA 30030

△ Date	Description
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Seal / Signature

**NOT FOR
CONSTRUCTION**

Project Number

Description
PROPOSED PARKING DIAGRAM

Scale
1/8" = 1'-0"

A0.01