



Chief Executive Officer  
Michael Thurmond

**Department of Planning & Sustainability**  
**Auditorium of the Maloof Center**  
**1300 Commerce Drive, Suite 400**  
**Decatur, GA 30030**



Andrew A. Baker, AICP  
Director

**Planning Commission Meeting Date – January 8, 2019 6:30 PM**  
**Board of Commissioners Meeting Date – January 22, 2019 6:30 PM**

**AGENDA**

**DEFERRED CASE(S):**

**D1      Z-18-22310      2018-2163      Commission District 02 Super District 06**  
**18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-049, 18-100-02-057, 18-100-04-014**  
**2144 LAWRENCEVILLE HWY, DECATUR, GA 30033**

**Application of LCI-SVAP NDM JV, LP c/o Kathryn M. Zickert to rezone property from C-1 (Local Commercial) to MU-4 (Mixed Use-4) for redevelopment of the North DeKalb Mall into a mixed retail, multifamily residential, hotel, and office development.** The property is located on the west side of Lawrenceville Highway, approximately 92 feet south of the southwest corner of Lawrenceville Highway and North Druid Hills Road, at 2144, 2054, 2050, and 2038 Lawrenceville Highway; 1086 Birch Road; and 2692 Sweet Briar Road. The property has approximately 145 feet of frontage on the west side of Lawrenceville Highway, 25 feet of frontage on the terminus of Mistletoe Road, and 802 feet of frontage on the south side of Sweet Briar Road and contains 78.09 acres.

**D2      SLUP-18-22311      2018-2164      Commission District 02 Super District 06**  
**18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-049, 18-100-02-057, 18-100-04-014**  
**2144 LAWRENCEVILLE HWY, DECATUR, GA 30033**

**Application of LCI-SVAP NDM JV, LP c/o Kathryn M. Zickert for a Special Land Use Permit for Costco fuel pumps as part of redevelopment of North DeKalb Mall into a mixed retail, multifamily residential, hotel, and office development, in accordance with Chapter 27, Article 4, Table 4.1 - Use Table of the DeKalb County Code.** The property is located on the west side of Lawrenceville Highway, approximately 92 feet south of the southwest corner of Lawrenceville Highway and North Druid Hills Road, at 2144, 2054, 2050, and 2038 Lawrenceville Highway; 1086 Birch Road; and 2692 Sweet Briar Road. The property has approximately 145 feet of frontage on the west side of Lawrenceville Highway, 25 feet of frontage on the terminus of Mistletoe Road, and 802 feet of frontage on the south side of Sweet Briar Road and contains 78.09 acres.

## **NEW CASES:**

**N1      Z-19-1235286   2018-3060                                  Commission District 01 Super District 07**  
**18-230-06-060**  
**2405 HENDERSON MILL RD, ATLANTA, GA 30345**

**Application of John T. Rosser to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a single-family detached residence on a non-conforming R-100 lot.** The property is located on the southeast side of Henderson Mill Road, approximately 453 feet north of the intersection of Henderson Mill Road and Ambleswood Court, at 2405 Henderson Mill Road. The property has approximately 60 feet of frontage along the southeast side of Henderson Mill Road and contains 0.25 acre.

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**N2      CZ-19-1235306   2018-3061                                  Commission District 03 Super District 06**  
**15-146-04-018**  
**2184 CAVANAUGH AVE, ATLANTA, GA 30316**

**Application of Langford and Company Strategic Investments, LLC for a Major Modification of zoning conditions, approved pursuant to CZ-04068, to allow the property to be subdivided into two single-family lots in the R-60 (Residential-Small Lot-60) District.** The property is located on the east side of Cavanaugh Avenue, approximately 200 feet north of Lochland Road, at 2184 Cavanaugh Avenue. The property has approximately 255 feet of frontage along Cavanaugh Avenue and contains 0.73 acre.

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**N3      SLUP-19-1235300   2018-3062                                  Commission District 03 Super District 06**  
**15-141-02-063**  
**2088 BRANNEN RD, ATLANTA, GA 30316**

**Application of William Walters for a Special Land Use Permit (SLUP) to allow a home occupation (vintage audio electronics repair) with customer contact in a R-75 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code.** The property is located on the northeast intersection of Brannen Road and Rockcliff Road at 2088 Brannen Road. The property has approximately 83 feet of frontage on the north side of Brannen Road and approximately 150 feet of frontage on the east side of Rockcliff Road and contains 0.28 acre.

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**N4      Z-19-1235308   2018-3063                                  Commission District 05 Super District 07**  
**16-154-04-008**  
**2478 ROCK CHAPEL RD, LITHONIA, GA 30058**

**Application of Fitzroy & Marsha A. Smith to rezone properties from C-1 (Local Commercial) District to C-2 (General Commercial) District to allow major auto repair within a new three-bay building with accessory storage in accordance with Section 27-4.1 Use Table of the DeKalb County Code.** The property is located on the southeast side of Rock Chapel Road, approximately 700 feet southwest of Turner Hill Road at 2478 Rock Chapel Road. The property has approximately 311 feet of frontage along Rock Chapel Road and contains 0.99 acre.

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**N5      SLUP-19-1242980   2018-3064                                  Commission District 05 Super District 07**  
**16-154-04-008**  
**2478 ROCK CHAPEL RD, LITHONIA, GA 30058**

**Application of Fitzroy & Marsha A. Smith for a Special Land Use Permit (SLUP) to allow major auto repair within a new three-bay building with accessory storage within the C-2 District.** The property is located on the southeast side of Rock Chapel Road, approximately 700 feet southwest of Turner Hill Road at 2478 Rock Chapel Road. The property has approximately 311 feet of frontage along Rock Chapel Road and contains 0.99 acre.

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**N6 SLUP-19-1235296 2018-3065 Commission District 05 Super District 07**  
**16-035-01-033**  
**5393 ROCKMOOR DR, STN MTN, GA 30088**

**Application of Marjorie Ledgister for a Special Land Use Permit to allow a group personal care home of four residents on a property zoned R-100 (Residential Medium Lot - 100) District in the Hidden Hills Overlay District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.** The property is located on the south side of Rockmoor Drive, approximately 820 feet west of Panola Road, at 5393 Rockmoor Drive. The property has approximately 100 feet of frontage on Rockmoor Drive and contains 0.35 acre.

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**N7 Z-19-1235291 2018-3066 Commission District 03 Super District 06**  
**15-140-04-011**  
**2080 TILSON RD, DECATUR, GA 30032**

**Application of VC Development, LLC to rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to allow the development of a 21-lot single-family subdivision.** The property is located on the north side of Tilson Road, approximately 853 feet west of Mark Trail at 2080 Tilson Road. The property has approximately 330 feet of frontage along Tilson Road and contains 4.2 acres.

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**N8 Z-19-1235311 2018-3067 Commission District 03 Super District 06**  
**15-040-01-003; 15-057-01-012**  
**3012 RIVER RD, DECATUR, GA 30034**

**Application of 3012 RIVER ROAD, LLC c/o Shea Roberts to rezone property from R-100 (Residential-Medium Lot - 100) District to RSM (Residential Small Lot Mix) District for development of ten single-family detached homes.** The property is located on the north side of River Road, approximately 1,010 feet west of Oakvale Road, at 3012 River Road and 3727 Oakvale Road. The property has approximately 240 feet of frontage on River Road and contains 2.44 acres.

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**N9 CZ-19-1235305 2018-3068 Commission District 03 Super District 06**  
**15-140-03-018; 15-140-03-020**  
**2128 & 2170 COOK RD, DECATUR, GA 30032**

**Application of Scott Bennett to request a major modification to remove all conditions on property zoned MR-2 (Medium Density Residential-2) District pursuant to CZ-05033 for 149 single-family attached townhomes in order to develop 291 apartment units at a density of 24 units per acre within Tier 2 of the I-20 Overlay District.** The property is located on the north side of Cook Road approximately 965 feet east from the intersection with Flat Shoals Road at 2128 and 2170 Cook Road. The property has approximately 553 feet of frontage along Cook Road and contains 12.135 acres.

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**N10 Z-19-1235304 2018-3069**  
**18-026-06-016**  
**7189 ROCKBRIDGE RD, STN MTN 30087**

**Commission District 04 Super District 07**

**Application of Scott Bennett to rezone commercially developed property from RSM (Small Lot Residential Mix) District to the C-1 (Local Commercial) District to allow for future commercial uses.** The property is located on a site approximately 190 feet south of Rockbridge Road and 298 feet west of South Deshon Road at 7189 Rockbridge Road. The property has no road frontage (access is via an ingress/egress easement through property at 7185 Rockbridge Road) and contains 2 acres.

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**N11 SLUP-19-1235307 2018-3070**  
**18-154-05-016**  
**1438 SHERIDAN RD, ATLANTA, GA 30324**

**Commission District 02 Super District 06**

**Application of Carl Trevathon for a Special Land Use Permit to allow a one-story 2,100 square foot addition to a place of worship (Westminster Presbyterian Church) in the R-85 (Single-Family Residential) District to include classrooms, restrooms, a group room, and a reception area.** The property is located on the northeast corner of Sheridan Road and Chantilly Drive, approximately 1,122 feet west of Executive Park Drive at 1438 Sheridan Road. The property has approximately 822 feet of frontage along Sheridan Road and 334 feet of frontage along Chantilly Drive and contains 9.22 acres.

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**N12 SLUP-19-1235312 2018-3071**  
**15-033-01-071**  
**3903 SNAPFINGER RD, LITHONIA, GA 30038**

**Commission District 05 Super District 07**

Application of Sam & Kimberly A Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the west side of Snapfinger Road, approximately 185 feet north of Conley Downs Drive, at 3903 Snapfinger Road, Decatur. The property has approximately 97 feet of frontage on Snapfinger and contains 0.44 acre.

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**N13 SLUP-19-1235315 2018-3072**  
**15-040-05-018**  
**3004 KENVILLE LN, DECATUR, GA 30034**

**Commission District 03 Super District 06**

**Application of Michelle Williams for a Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.** The property is located on the north side of Kenville Lane, approximately 416 feet east of Conley Downs Drive, at 3004 Kenville Lane. The property has approximately 59 feet of frontage on Kenville Lane and contains 0.38 acre.

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**N14 SLUP-19-1235320 2018-3073**  
**15-151-05-017**  
**2076 CANDLER RD, DECATUR, GA 30032**

**Commission 03 Super District: 07**

**Application of Barry Hayden for a Special Land Use Permit to allow a Late-Night Establishment within 1,500 feet of a residential district, on property zoned C-1 (Local Commercial)/I-20 Overlay District, Tier 2, in accordance with Chapter 27, Article 4, Table 4.1 and Section 4.2.32 of the DeKalb County Code.** The property is located on the northeast side of Candler Road, approximately 637 feet south of McAfee Road, at 2076 Candler Road. The property has approximately 125 feet of frontage on Candler Road and contains 0.71 acre.

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**N15 Z-19-1235327 2018-3074**

**Commission District 04 Super District 06**

**15-219-01-007; 15-219-01-008; 15-219-01-009; 15-219-01-010; 15-219-01-011**

**3756 COVINGTON HWY, DECATUR, GA 30032**

**Application of Ralston George to rezone from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District to develop 58 attached townhome units, with a community center and amenity area and approximately 34,780 square feet of retail development.** The property is located on the north side of Covington Highway beginning at the northwest intersection of Covington Highway and Porter Road at 3780, 3770, 3764, 3762 and 3756 Covington Highway. The property has approximately 350 feet of frontage along the north side of Covington Highway and contains 11 acres.

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**N16 Z-19-1242964 2018-3075**

**Commission District 05 Super District 07**

**16-197-03-015**

**1746 PLEASANT HILL TRL, LITHONIA, GA 30058**

**Application of Leslie Bortier to rezone from R-85 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop 25 single-family detached residences.** The property is located on the east and south sides of Pleasant Hill Trail, approximately 667 feet north of the intersection of Pleasant Hill Trail and Pleasant Hill Road at 1746 Pleasant Hill Trail. The property has approximately 650 feet of frontage along the east side of Pleasant Hill Trail and 561 feet of frontage along the south side of Pleasant Hill Trail and contains 5.67 acres