



Chief Executive Officer  
Michael Thurmond

404.371.2155 (o)  
404.371.4556 (f)  
[DeKalbCountyGa.gov](http://DeKalbCountyGa.gov)

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

Andrew A. Baker, AICP  
Director

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Manuel Maloof Auditorium  
1300 Commerce Drive  
Decatur, GA 30030

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five-minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, please complete a speaker card and present it when approaching the podium. If you have any documents for the Commissioners, please provide 10 copies when approaching the podium. Seven copies are for the Commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker's position.

Board of Commissioners Meeting Date - Tuesday, January 23, 2018 6:30 P.M.

### AGENDA

#### NEW CASES:

<b>N.1</b>	<b>SLUP-18-21926</b>	<b>2018-1502</b>	<b>Commission District: 1 Super District: 7</b>
18-294-07-001, 18-294-07-002, 18-294-07-003, 18-294-08-001, 18-294-08-007, 18-294-08-008, 18-294-08-011, 18-294-08-012, 18-294-08-013, 18-294-08-014, 18-294-08-018, 18-294-08-021, 18-294-08-032, 18-294-08-038, 18-294-08-039, 18-294-08-040, 18-294-08-041, 18-294-08-043, 18-294-08-046, 18-294-08-051, 18-294-08-053, 18-294-08-056, 18-294-08-063, 18-294-08-066, 18-294-08-067, 18-294-08-068, 18-294-08-071, 18-294-08-079, 18-294-08-081, 18-294-08-085, 18-294-08-087, 18-294-08-089, 18-294-08-091, 18-294-08-092, 18-294-08-094, 18-294-08-098, 18-294-08-100, 18-294-08-105, 18-294-08-123, 18-294-08-129, 18-294-08-132, 18-294-08-134, 18-294-08-136, 18-294-08-138, 18-294-09-001, 18-294-09-003, 18-294-09-005, 18-294-09-012, 18-294-09-017, 18-294-09-018, 18-294-09-021, 18-294-09-029, 18-294-09-031, 18-294-09-034, 18-294-09-035, 18-294-09-037, 18-294-09-046, 18-294-09-054, 18-294-09-058, 18-294-09-059, 18-294-09-060, 18-294-09-063, 18-294-09-068, 18-294-09-072, 18-294-09-073, 18-294-09-082, 18-294-09-083, 18-294-09-088, 18-294-09-099, 18-294-09-101			

**Application of Peacock Partnership, Inc. for a Special Land Use Permit (SLUP) to convert an existing building into a 400-unit senior housing development with a new 176,220 square foot addition to the existing building, in an O-I (Office-Institutional) district, in accordance with Chapter 27, Article 4, Table 4.1.** The property is located on the south side of Presidential Parkway, approximately 1,190 feet north of the corner of Presidential Parkway and Presidential Drive, at 4001 Presidential Parkway, Atlanta. The property has approximately 311.52 feet of frontage on Presidential Parkway and contains 5.66 acres.

---

**N.2      SLUP-18-21957                      2018-1504                                      Commission District: 1 Super District: 7**  
**18-294-07-001, 18-294-07-002, 18-294-07-003, 18-294-08-001, 18-294-08-007, 18-294-08-008,**  
**18-294-08-011, 18-294-08-012, 18-294-08-013, 18-294-08-014, 18-294-08-018, 18-294-08-021,**  
**18-294-08-032, 18-294-08-038, 18-294-08-039, 18-294-08-040, 18-294-08-041, 18-294-08-043,**  
**18-294-08-046, 18-294-08-051, 18-294-08-053, 18-294-08-056, 18-294-08-063, 18-294-08-066,**  
**18-294-08-067, 18-294-08-068, 18-294-08-071, 18-294-08-079, 18-294-08-081, 18-294-08-085,**  
**18-294-08-087, 18-294-08-089, 18-294-08-091, 18-294-08-092, 18-294-08-094, 18-294-08-098,**  
**18-294-08-100, 18-294-08-105, 18-294-08-123, 18-294-08-129, 18-294-08-132, 18-294-08-134,**  
**18-294-08-136, 18-294-08-138, 18-294-09-001, 18-294-09-003, 18-294-09-005, 18-294-09-012,**  
**18-294-09-017, 18-294-09-018, 18-294-09-021, 18-294-09-029, 18-294-09-031, 18-294-09-034,**  
**18-294-09-035, 18-294-09-037, 18-294-09-046, 18-294-09-054, 18-294-09-058, 18-294-09-059,**  
**18-294-09-060, 18-294-09-063, 18-294-09-068, 18-294-09-072, 18-294-09-073, 18-294-09-082,**  
**18-294-09-083, 18-294-09-088, 18-294-09-099, 18-294-09-101**

**Application of Peacock Partnership, Inc. for a Special Land Use Permit (SLUP) to increase the height of a senior housing development to 12 stories, from the maximum allowed height in an O-I (Office- Institutional) district of five stories, in accordance with Chapter 27, Article 2, Table 2.2.** The property is located on the south side of Presidential Parkway, approximately 1,190 feet north of the corner of Presidential Parkway and Presidential Drive, at 4001 Presidential Parkway, Atlanta. The property has approximately 311.52 feet of frontage on Presidential Parkway and contains 5.66 acres.

---

**N.3      SLUP-18-21932                      2017-1492                                      Commission District: 1 Super District: 7**  
**18-294-05-004; Portion of Parcel ID: 18-294-05-004**

**Application of Bhavin Mehta for a Special Land Use Permit (SLUP) to allow a new 2,635 square foot Late Night Establishment (Buckeyes Getaway) within Suite G64 of an existing 57,216 square foot multi-tenant commercial building (Buckeye Towers) to operate beyond 12:30 a.m. in the M ( Industrial) district.** The property is located on the south side of Presidential Drive and the west side of Buckeye Road, approximately 470 feet north of Chamblee Tucker Road at 3300 Buckeye Road in Atlanta, Georgia. The property has approximately 280 feet of frontage along Presidential Drive and approximately 403 feet of frontage along Buckeye Road and contains 2.6 acres.

---

**N.4      CZ-18-21828                      2018-1505                                      Commission District: 3 Super District: 6**  
**15-011-01-044, 15-011-01-045, 15-011-01-062**

**Application of Linda Dunlavy for Paran Homes, LLC for a Major Modification to change or remove eight of 17 conditions of zoning approved pursuant to CZ-05024 for a 376-unit single-family residential development known as "The Preserve at Conley".** The property is located on the terminus of Loveless Drive and the terminus of Loveless Place, at 4226 Loveless Drive, 4280 Loveless Place, and 4358 Loveless Place, Ellenwood. The property has approximately 60 feet of frontage on Loveless Drive and approximately 60 feet of frontage on Loveless Place and contains 120 acres.

---

N.5	CZ-18-21934	2018-1506	Commission District: 3 Super District: 7
-----	-------------	-----------	--

15-069-02-029, 15-069-02-030, 15-069-02-031, 15-069-02-032, 15-069-02-033, 15-069-02-034, 15-069-02-035, 15-069-02-036, 15-069-02-037, 15-069-02-038, 15-069-02-041, 15-069-02-047, 15-069-02-049, 15-069-02-052, 15-069-02-053, 15-069-02-054, 15-069-02-055, 15-069-02-056, 15-069-02-057, 15-069-02-058, 15-069-02-059, 15-069-02-060, 15-069-02-061, 15-069-02-062, 15-069-02-063, 15-069-02-064, 15-069-02-065, 15-069-02-066, 15-069-02-067, 15-069-02-068, 15-069-02-069, 15-069-02-070, 15-069-02-071, 15-069-02-072, 15-069-02-073, 15-069-02-074, 15-069-02-075, 15-069-02-076, 15-069-02-077, 15-069-02-078, 15-069-02-079, 15-069-02-080, 15-069-02-081, 15-069-02-082, 15-069-02-083, 15-069-02-084, 15-069-02-085, 15-069-02-086, 15-069-02-087, 15-069-02-088, 15-069-02-089, 15-069-02-090, 15-069-02-091, 15-069-02-092, 15-069-02-093, 15-069-02-094, 15-069-02-095, 15-069-02-096, 15-069-02-097, 15-069-02-098, 15-069-02-099, 15-069-02-100, 15-069-02-101, 15-069-02-102, 15-069-02-103, 15-069-02-104, 15-069-02-105, 15-069-02-106, 15-069-02-107, 15-069-02-108, 15-069-02-109, 15-069-02-110, 15-069-02-111, 15-069-02-112, 15-069-02-113

**Application of Keisha Archer for a Major Modification to remove condition No. 8 of CZ-06-1779, to allow a beauty salon within an existing building.** The property is located on the southwest corner of Flat Shoals Parkway and Hancock Drive at 4635 Flat Shoals Parkway, Decatur. The property has approximately 302 feet of frontage along Flat Shoals Parkway, approximately 130 feet on Hancock View, and approximately 127 feet on Hancock Drive and contains 1.28 acres.

---

N.6	Z-18-21938	2017-1496	Commission District: 3 Super District: 6
-----	------------	-----------	--

15-202-07-010, 15-202-07-011, 15-202-07-012

**Application of Blue Tiger Properties, LLC to rezone 1.23 acres of R-75 (Residential Medium Lot District) zoned property to C-1 (Local Commercial District) to develop a 3-story self-storage facility (mini- warehouse) in conjunction with the adjacent 1.45 acre tract zoned C-1 fronting on Memorial Drive.** The property is located on the south side of the unimproved right-of-way of E Tupelo Street and approximately 292 feet west of N. Ellington Street and adjacent to Atlanta City limits at 2421, 2431 and 2435 E Tupelo Street, Atlanta, Georgia. The property has approximately 202 feet of frontage along the south side of E Tupelo Street and contains 1.23 acres.

---

N.7	Z-18-21945	2018-1508	Commission District: 3 Super District: 6
-----	------------	-----------	--

15-179-06-062

**Application of Benjamin Leininger to rezone property from the R-75 (Single-Family Residential) district to the R-60 (Single-Family Residential) district, to allow a lot split and construction of a single-family house on the resulting new lot.** The property is located on the southwest corner of South Howard Street and Memorial Drive, at 211 South Howard Street, Atlanta. The property has approximately 100 feet on the west side of South Howard Street and approximately 184 feet on the south side of Memorial Drive and contains 0.4 acre.

---

**N.8      SLUP-17-21901                      2018-1489                      Commission District: 4 Super District: 7**  
**15-255-08-004**

**Application of Seynab C Afrax for a Special Land Use Permit for an-in home child day care facility for up to six (6) children in an R-100 (Residential Medium Lot) District, in accordance with Section 27-4.1 (4.2.19) of the DeKalb County Code.** The property is located on the west side of Rowland Road approximately 331 feet south of Delanie Court at 685 Rowland Road in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Rowland Road and contains 0.4 acre.

---

**N.9      Z-18-21931                      2017-1486                      Commission District: 4 Super District: 7**  
**16-130-01-004**

**Application of Gail Mooney to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a 44-lot single-family detached residential subdivision.** The property is located on the west side of South Deshon Road, across from Deshon Ridge Drive at 1135 South Deshon Road, Lithonia, Georgia. The property has approximately 1,100 feet of frontage along South Deshon Road and contains 13.66 acres.

---

**N.10      SLUP-18-21936                      2017-1493                      Commission District: 4 Super District: 7**  
**18-030-02-028**

**Application of Doreen Jordan for a Special Land Use Permit for an-in home child day care facility for up to six (6) children in an RSM (Small Lot Residential Mix) District, in accordance with Section 27-4.1 (4.2.19) of the DeKalb County Code.** The property is located on the south side of Waters Edge Drive, approximately 900 feet east of North Deshon Road at 7157 Waters Edge Drive in Stone Mountain, Georgia. The property has approximately 125 feet of frontage along Waters Edge Drive and contains 0.28 acre.

---

**N.11      TA-18-21950                      2017-1120**

**Application of DeKalb County Board of Commissioners to amend Chapter 27-3.5 of the DeKalb County Zoning Ordinance, relating to the Stonecrest Overlay District, to consider text and map changes, and for other purposes.**

---

**N.12      Z-18-21942                      2017-1488                      Commission District: 5 Super District: 7**  
**16-170-02-001, 16-170-02-008, 16-170-02-012, 16-170-02-014**

**Application of Quik Trip Corporation c/o Battle Law, PC to rezone properties from M (Light Industrial) and C-1 (Local Commercial) to C-1 (Local Commercial to develop a Quik Trip convenience store within Tier III of the Stonecrest Overlay District.** The property is located on the southwest intersection of Covington Highway (U.S. Highway 278) and Turner Hill Road (State Route 124) at 8175, 8187 and 8193 Covington Highway and 2841 Turner Hill Road, Lithonia, Georgia. The property has approximately 367 of frontage along the south side of Covington Highway and approximately 316 feet of frontage along the west side of Turner Hill Road and contains 2.59 acres.

---

**Commission District: 5 Super District: 7**

**Commission District: 5 Super District: 7**

**Application of DeKalb County Board of Commissioners to amend Chapter 27-7.2.2.D, of the DeKalb County Zoning Ordinance related to the duties and procedures for the Planning Commission to be consistent with their amended Bylaws. The amended Bylaws are in accordance with Section 21 Amendments of the DeKalb County Planning Commission Bylaws dated July 9, 2003.**