



**DeKalb County**  
GEORGIA

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Chief Executive Officer

## Department of Planning & Sustainability

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### COMMUNITY COUNCIL RECOMMENDATION

**Planning Commission Meeting Date - Tuesday, July 10, 2018 06:30 PM**  
**Board of Commissioners Meeting Date - Tuesday, July 24, 2018 06:30 PM**

DEFERRED CASES			
D.1	Z-18-22040	LDG DEVELOPMENT LLC C/O BATTLE LAW PC	Comm Dist: 4 Super Dist: 6
Tie	5-5-1	Motion for Denial failed due to tie vote 5-5-1. Motion to Approve failed due to tie vote 5-5-1, resulting in tie vote. Discussion included the possibility of an alternative Mixed Use zoning, affordable housing, and incorporating green roofs and green buildings.	
D.2	Z-18-22025	ALI IHSAN & ASSOCIATES	Comm Dist: 3 Super Dist: 7
Approval with Conditions	6-2-1	The CC3 Board was satisfied that the detached building form was appropriate for the neighborhood; The Board recommended the following conditions, as requested by neighbors who live nearby; Fencing around the property shall be designed to have openings instead of a solid surface and shall be made of open board or brick and iron; The buildings shall face the street; and a hydrology study showing no increase in post-construction off-site stormwater flows shall be submitted to the Board of Commissioners.	
D.3	SLUP-18-22123	OBEWU OJEBE	Comm Dist: 3 Super Dist: 6
Approval with Conditions	8-1-1	The approval was based on fulfillment by the applicant of the actions requested by the CC3 Board at the April meeting. The applicant cleaned out the yard, added a screening fence and shrubbery, and opened a 2nd entrance to improve traffic circulation into and out of the property. The applicant stated that no engines are processed on-site and are purchased with fluids already drained out.	
D.4	Z-18-22125	CARLOS ARENAS	Comm Dist: 4 Super Dist: 6
Approval	9-2-0		
NEW CASES			
N.1	Z-18-22305	ZACH HANDAC	Comm Dist: 1 Super Dist: 7
Approval	4-2-0	The following concerns were expressed at the meeting: 1-car garages don't support targeted price point of (\$400k); Parking for visitors appears insufficient; and water run-off may be a problem in a neighborhood already experiencing flooding.	
N.2	Z-18-22310	LCI-SVAP NDM JV, L P C/O KATHRYN M. ZICKERT	Comm Dist: 2 Super Dist: 6
Deferral	7-0-0		
N.3	SLUP-18-22311	LCI-SVAP NDM JV, L P C/O KATHRYN M. ZICKERT	Comm Dist: 2 Super Dist: 6
Deferral	7-0-0		
N.4	SLUP-18-22306	ADS TRINITY, LLC (D B A ATL. DEMOLITION)	Comm Dist: 3 Super Dist: 6
Approval	9-0-1	The applicant responded satisfactorily to CC3 Board members' questions regarding dust control, noise, and other off-site impacts.	
N.5	SLUP-18-22308	GA-GRAYSTONE, L L C	Comm Dist: 3 Super Dist: 6

<b>Approval with Conditions</b>	5-4-1	Fleetwood Recycling's attorney disclosed that the company is considering expansion of the operation to include tire shredding; There was a thorough discussion of the potential environmental impacts of this proposal, including the potential for toxins from shredded tires to leach into the ground water. The CC3 Board requested the following condition: If Fleetwood Recycling expands the operation to include tire shredding, the owners shall submit to the Director of Planning and Sustainability certification from the EPD and the EPA of compliance with the regulations of each agency.	
<b>N.6</b>	<b>Z-18-22285</b>	SAM ARTOPOEUS & R KYLE WILLIAMS	<b>Comm Dist: 4 Super Dist: 6</b>
<b>Deferral</b>	10-1-0	Council recommended Full Cycle Deferral. Discussion included traffic impacts, possible second entrance, wider sidewalks, and the need for more community input.	
<b>N.7</b>	<b>SLUP-18-22312</b>	MALANA A STOWERS	<b>Comm Dist: 4 Super Dist: 6</b>
<b>Approval</b>	11-0-0		
<b>N.8</b>	<b>CZ-18-22314</b>	CENTURY COMMUNITIES OF G A C/O MICHELLE BATTLE	<b>Comm Dist: 4 Super Dist: 6</b>
<b>Approval</b>	10-1-0		
<b>N.9</b>	<b>SLUP-18-22287</b>	DAPHNE LYNN BAILEY	<b>Comm Dist: 5 Super Dist: 7</b>
<b>Approval</b>	6-0-0	No quorum present. Six out of 14 members present for discussion and voting. The vote was unanimous.	