



## **DeKalb County Department of Planning & Sustainability**

**330 Ponce De Leon Avenue, Suite 500**

**Decatur, GA 30030**

**(404) 371-2155 / plandev@dekalbcountyga.gov**

**Planning Commission Hearing Date: July 1, 2017, 6:30 P.M.**

**Board of Commissioners Hearing Date: July 24, 2017, 6:30 P.M.**

### **STAFF ANALYSIS**

**Case No.:** SLUP-18-22311 **Agenda #:** N. 3

**Location/Address:** 2144, 2054, 2050, and 2038 Lawrenceville Highway, 1086 Birch Road, and 2692 Sweet Briar Road, Decatur **Commission District:** 2 **Super District:** 6

**Parcel ID(s):** 18-100-02-005, -040, -041, -049 & -057 and 18-100-04-014

**Request:** 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, Decatur.

**Property Owner(s):** LCI-SVAP NDM JV, LP

**Applicant/Agent:** LCI-SVAP NDM JV, LP c/o Kathryn M. Zickert

**Acreage:** 78.09 acres

**Existing Land Use:** The North DeKalb Mall

**Surrounding Properties:** To the north, northeast, east, and southeast: commercial and office uses; to the south and southwest: undeveloped floodplain; to the west and northwest: single-family residential.

**Adjacent Zoning:** **North:** NS and C-1 **South:** R-75 and C-2 **East:** C-1 and Lawrenceville Hwy **West:** R-75 **Northeast:** C-1 **Northwest:** R-75 and RSM **Southeast:** Lawrenceville Hwy and R-75 **Southwest:** R-75

**Comprehensive Plan:** TC (Town Center) and COS (Conservation Open Space) ☒ Consistent

<b>Proposed Density:</b> 6.5 units/acre	<b>Existing Density:</b> No residential
<b>Proposed Units/Square Ft.:</b> 500 units/6,496 s.f./acre	<b>Existing Units/Square Feet:</b> 7,051 s.f./acre
<b>Proposed Lot Coverage:</b> approx. 67% (no discernable increase over existing lot coverage)	<b>Existing Lot Coverage:</b> (estimate) 67%

**Companion Application:** The applicant has filed a companion application (Z-18-22310) to rezone the property from C-1 (Local Commercial) to MU-4 (Mixed Use-4) for redevelopment of the mall.

DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION**

Amendments will not be accepted after 5 working days after the filing date.

Date Received: MAY 03 2018 Application No.: 22311

APPLICANT NAME: LCI-SVAP NDM JV, LP c/o Kathryn M. Zickert

Daytime Phone #: 404-815-3704 Fax #: 404-685-7004

Mailing Address: 1230 Peachtree St., NE, Ste. 3100, Atlanta, GA 30309

E-mail: kmzickert@sgrlaw.com

OWNER NAME: See Attachment A (If  
more than one owner, attach contact information for each owner)

Daytime Phone #: \_\_\_\_\_ Fax #: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

E-mail: \_\_\_\_\_

SUBJECT PROPERTY ADDRESS OR LOCATION: See Attachment A

\_\_\_\_\_, DeKalb County, GA, 30033

District(s): 18 Land Lot(s): 100, 101 Block(s): 02, 04 Parcel(s): See Att. A

Acreage or Square Feet: 78.09 Commission District(s): 2 / 6 Existing Zoning: C-1

Proposed Special Land Use (SLUP): Gas Pumps

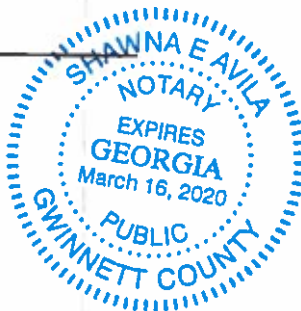
I hereby authorize the staff of the Planning and Development Department to inspect the property that is the subject of this application.

Owner: \_\_\_\_\_ Agent: ☒ Signature of Applicant: [Signature]  
(Check One)

Printed Name of Applicant: LCI-SVAP NDM JV, LP c/o Kathryn M. Zickert

Notary Signature and Seal:

Shawna E. Avila



DEPARTMENT OF PLANNING & SUSTAINABILITY

**SPECIAL LAND USE PERMIT APPLICATION AUTHORIZATION**

The property owner should complete this form or a similar, signed and notarized form if the individual who will file the application with the County is not the property owner.

Date: 4/3/2018

TO WHOM IT MAY CONCERN:

(I) (WE), LCI SVAP NDM MCY, LLC and LCI SVAP NDM JV, LP

Name of Owner(s)

being (owner) (owners) of the subject property described below or attached hereby delegate authority to  
Kathryn M. Zickert and Smith, Gambrell & Russell, LLP

Name of Applicant or Agent

to file an application on (my) (our) behalf.

Notary Public



Nina D. Finn

COMMISSION #FF888420  
EXPIRES: July 12, 2019  
WWW.AARONNOTARY.COM

Owner

Print name:

GREG ABRASS

Notary Public

Owner

Print name:

Notary Public

Owner

Print name:

Notary Public

Owner

Print name:

**ATTACHMENT A**  
**To**  
**LCI-SVAP NDM JV, LP**  
**Rezone and SLUP Applications**

18-100-02-~~0~~-040; 2144 Lawrenceville Hwy. ✓✓

18-100-02-041; 2054 Lawrenceville Hwy. ✓

LCI SVAP NDM MCY LLC

c/o Christopher Kapper

Sterling Organization

340 Royal Poinciana Way, Ste. 316

Palm Beach, Florida 33480

18-100-02-005; 2050 Lawrenceville Hwy. ✓

18-100-02-049; 1086 Birch Road

18-100-0~~2~~-014; 2692 Sweet Briar Road

18-100-02-057; 2038 Lawrenceville Hwy.

LCI SVAP NDM JV LP

c/o Christopher Kapper

Sterling Organization

340 Royal Poinciana Way, Ste. 316

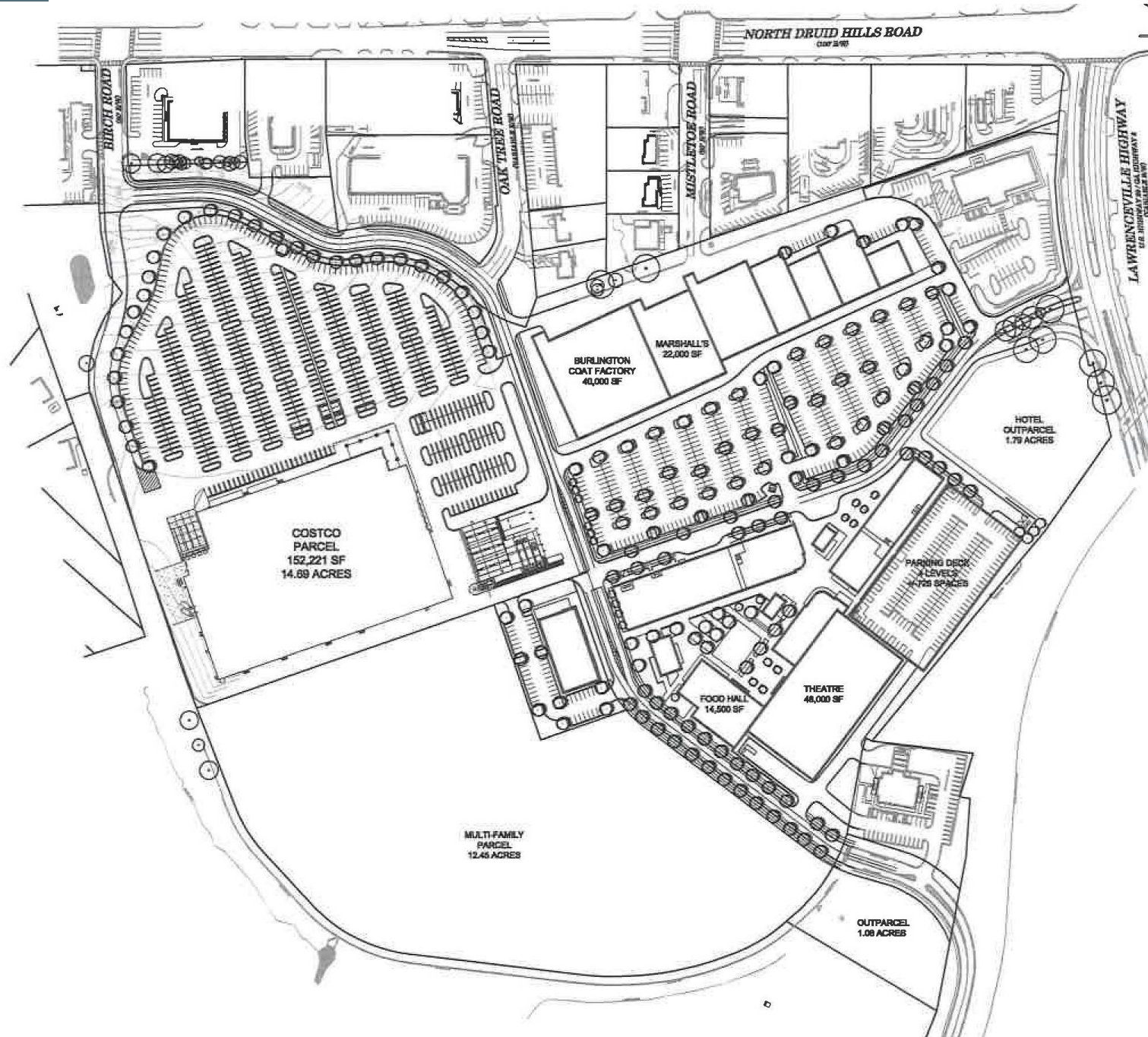
Palm Beach, Florida 33480

04-014

N. 2 Z-18-22310

N. 3 SLUP-18-22311

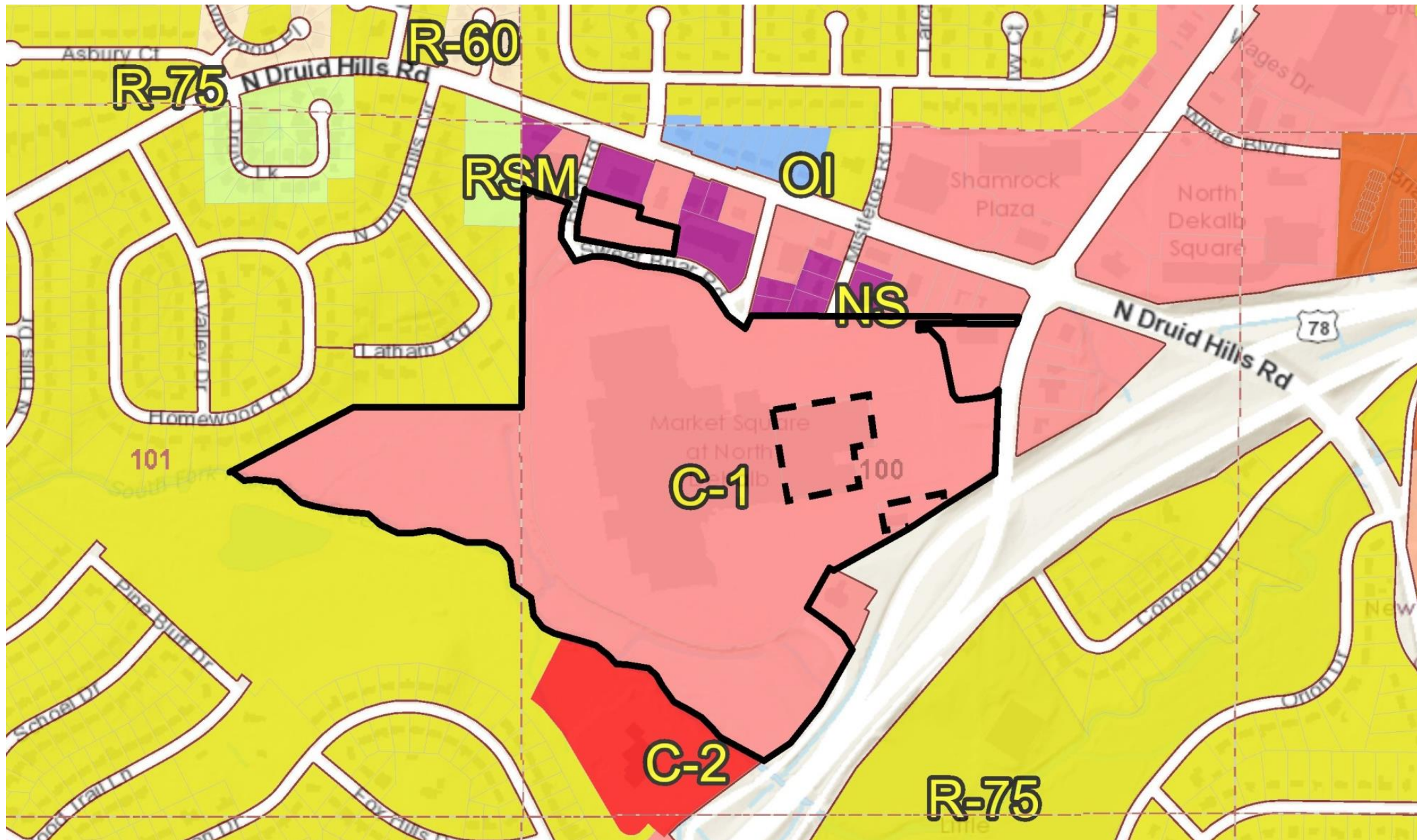
# Site Plan





# N. 3 SLUP-18-22311

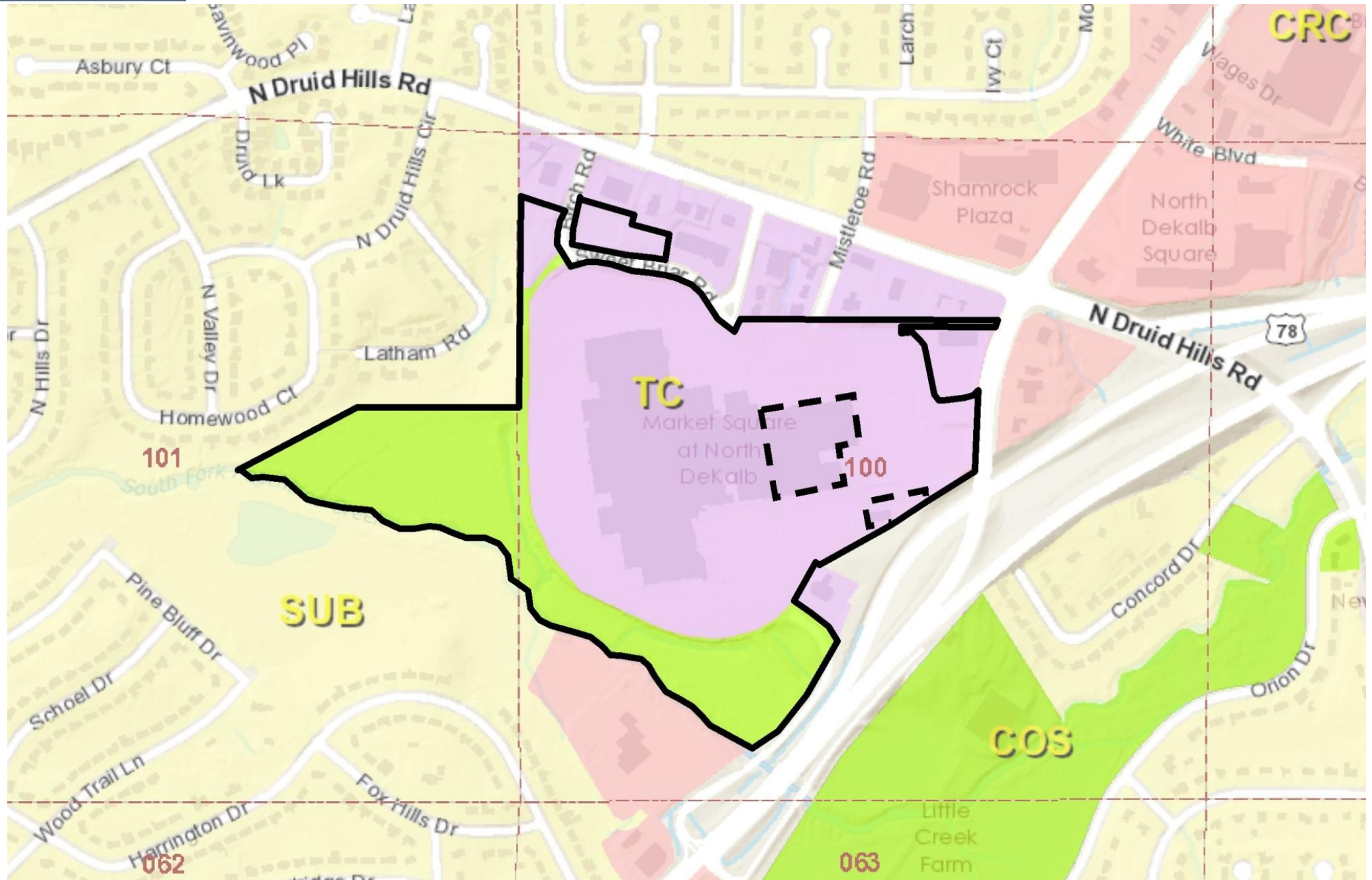
# Zoning Map





N. 2 Z-18-22310  
N. 3 SLUP-18-22311

## Land Use Map





N. 2 Z-18-22310  
N. 3 SLUP-18-22311

Aerial Photo

