



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

**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 - November 13, 2018 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 SLUP-18-1235193 2018-2793 Commission District 05 Super District 07
15-131-02-009
2336 WESLEY CHAPEL RD, DECATUR, GA 30035

Application of Starleatha Denson for a Special Land Use Permit for a group, personal care home for up to six (6) persons in an R-85 (Medium Density Residential-85) District, in accordance with Chapter 27, Article 4 of the Dekalb County Code, Table 4.1 - Use Table. The property is located on the east side of Wesley Chapel Road, approximately 472 feet north of South Hairston Road, at 2336 Wesley Chapel Road. The property has approximately 133 feet of frontage on Wesley Chapel Road and contains 0.46 acre.

N2 LP-18-1235272 2018-2808 Commission District 05 Super District 07
16-168-01-008
2346 PINE MOUNTAIN ST, LITHONIA, GA 30058

Application of Joseph Cooley to request a Land Use Map Amendment from Suburban (SUB) to Light Industrial (LIND) to allow future industrial uses. The property is located on the east side of Pine Mountain Street, approximately 20 feet north of Pine Mountain Road, at 2346 Pine Mountain Street. The property has approximately 78 feet of frontage along Pine Mountain Street and contains 1.22 acres.

N3 Z-18-1235197 2018-2774 Commission District 05 Super District 07
16-168-01-008
2346 PINE MOUNTAIN ST, LITHONIA, GA 30058

Application of Joseph Cooley to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow future industrial uses in accordance with Section 27-4.1 of the DeKalb County Zoning Ordinance. The property is located on the east side of Pine Mountain Street, approximately 20 feet north of Pine Mountain Road, at 2346 Pine Mountain Street. The property has approximately 78 feet of frontage along Pine Mountain Street and contains 1.22 acres.

**N4 Z-18-1235207 2018-2745
18-063-14-009,18-101-02-001
1910 LAWRENCEVILLE HWY, DECATUR, GA 30033**

Commission District 02 Super District 06

Application of QuikTrip Corporation c/o Battle Law P.C. to rezone property from R-75 (Residential Medium Lot) District, C-1 (Local Commercial) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to redevelop and construct a QuikTrip convenience store with accessory fuel pumps and alcohol sales. The property is located on the north side of Lawrenceville Highway and the west side of Orion Drive, approximately 135 feet east of Harrington Drive at 1910 Lawrenceville Highway. The property has approximately 224 feet of frontage along the north side of Lawrenceville Highway, 185 feet along the west side of Orion Drive and contains 1.97 acres.

**N5 SLUP-18-1235205 2018-2746
18-063-14-009,18-101-02-001
1910 LAWRENCEVILLE HWY, DECATUR, GA 30033**

Commission District 02 Super District 06

Application of QuikTrip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps accessory to a QuikTrip convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.28 - Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Lawrenceville Highway and the west side of Orion Drive, approximately 135 feet east of Harrington Drive at 1910 Lawrenceville Highway. The property has approximately 224 feet of frontage along the north side of Lawrenceville Highway, 185 feet along the west side of Orion Drive and contains 1.97 acres.

**N6 SLUP-18-1235206 2018-2748
18-063-14-009,18-101-02-001
1910 ORION DR, DECATUR, GA 30033**

Commission District 02 Super District 06

Application of QuikTrip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow an alcohol outlet accessory to a QuikTrip convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.8-Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Lawrenceville Highway and the west side of Orion Drive, approximately 135 feet east of Harrington Drive at 1910 Lawrenceville Highway. The property has approximately 224 feet of frontage along the north side of Lawrenceville Highway, 185 feet along the west side of Orion Drive and contains 1.97 acres.

**N7 Z-18-1235215 2018-2795
15-118-06-002
2606 WHITES MILL RD, DECATUR, GA 30034**

Commission District 03 Super District 06

Application of Sheryl Campbell to rezone property from R-75 (Medium Density Residential-75) to O-I (Office-Institutional) to allow use of an existing building for an adult day care center. The property is located on the south side of Whites Mill Road, approximately 641 feet south of H.F. Shepherd Drive, at 2606 Whites Mill Road. The property has approximately 590 feet of frontage on Whites Mill Road and contains 3.3 acres.

N8 Z-18-1235209 2018-2784 Commission District 03 Super District 07
15-004-01-005,15-004-01-006
4601 FLAKES MILL RD, ELLENWOOD GA 30294
4625 FLAKES MILL RD, ELLENWOOD GA 30294

Application of Sid Tepaul to rezone property from R-100 (Residential Medium Lot-100) to R-75 (Medium Density Residential-75) (Amended 10/12/2018) to allow development of a 13-lot urban single-family detached subdivision. The property is located on the northwest corner of Flakes Mill Road and Catalpa Lane, opposite Boxwood Walk, at 4601 and 4625 Flakes Mill Road. The property has approximately 658 feet of frontage along Flakes Mill Road and 461 feet along Catalpa Lane and contains 6.48 acres.

AMENDED FROM:

Application of Sid Tepaul to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to allow development of a 33-lot urban single-family detached subdivision. The property is located on the northwest corner of Flakes Mill Road and Catalpa Lane, opposite Boxwood Walk, at 4601 and 4625 Flakes Mill Road. The property has approximately 658 feet of frontage along Flakes Mill Road and 461 feet along Catalpa Lane and contains 6.48 acres.

N9 Z-18-1235224 2018-2797 Commission District 03 Super District 07
15-201-11-020
2866 BELVEDERE LN, DECATUR, GA 30032

Application of Tarick Miller to rezone property from the O-I district (with conditions pursuant to CZ-77-118) to RSM (Residential Small Lot Mix) to allow a room addition to the existing unoccupied house on the property and allow it to be used for residential purposes. The property is located on the north side of Belvedere Lane, approximately 528 feet east of Memorial Drive, at 2866 Belvedere Lane. The property has approximately 61 feet of frontage on Belvedere Lane and contains 0.21 acre.

N10 SLUP-18-1235228 2018-2777 Commission District 05 Super District 07
15-161-02-014
5361 COVINGTON HWY, DECATUR, GA 30035

Application of Tycore Auto Services for a Special Land Use Permit (SLUP) to allow major auto repair within Tier 1 of the Greater Hidden Hills Overlay District and the C-2 (General Commercial) District. The property is located on the south side of Covington Highway, approximately 350 feet west of South Hairston Road at 5361 Covington Highway. The property has approximately 110 feet of frontage along Covington Highway and contains 0.6 acre.

N11 Z-18-1235229 2018-2794 Commission District 02 Super District 06
18-053-02-027
1526 N DECATUR RD, ATLANTA, GA 30307

Application of the Director of Planning and Sustainability for the Emory Jewish Student Center to rezone property from MR-2 (Residential Medium Lot) to O-I (Office Institutional) to allow the use of a proposed student center. The property is located on the north side of North Decatur Road, approximately 214 feet south of Emory Road, at 1526 North Decatur Road. The property has approximately 65 feet of frontage along North Decatur Road and contains 0.4 acre.

N12 TA-18-1235230

2018-2796

ALL DISTRICTS

Application of Application of the DeKalb County Board of Commissioners for a text amendment to adopt the 2019 Rezone Calendar and Resolution.