

Planning Commission Meeting Date - September 6, 2018 6:30 PM
Board of Commissioners Meeting Date - September 25, 2018 6:30 PM

AGENDA

New Case(s)

N1

SLUP-18-1235085 **Commission District 02 Super District 06**
2018-2436

18-062-08-075; portion of 18-062-08-075

1850 LAWRENCEVILLE HWY, DECATUR, GA 30033

Application of J.R. Crickets North Decatur to request a Special Land Use Permit (SLUP) to extend the operating hours of an existing restaurant (J.R. Crickets) in Suite 700 of a multi-tenant building beyond 12:30 a.m. to operate as a Late Night Establishment within the C-1 (Local Commercial) district in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.32 Supplemental Regulations of the DeKalb County Code. The property is located on the northwest side of Lawrenceville Highway and the south side of Woodridge Drive, approximately 868 feet north of Larry Lane at 1850 Lawrenceville Highway in Decatur, Georgia. The property has approximately 277 feet of frontage along Lawrenceville Highway, 170 feet of frontage along Woodridge Drive and contains 1 acre.

N2

Z-18-1235086 **Commission District 02 Super District 06**
2018-2432

18-159-05-020

2523 CLAIRMONT RD, ATLANTA, GA 30329

Application of George Butler to rezone property from R-100 (Residential-Medium Lot - 100) to RSM (Small Lot Residential Mix) in the Sagamore Hills Residential Infill Overlay District, for construction of a single-family house. The property is located on the east side of Clairmont Road, approximately 157 feet south of Council Bluff Drive at 2523 Clairmont Road, Atlanta. The property has approximately 40 feet of frontage along the east side of Clairmont Road and contains 0.19 acre.

N3

Z-18-1235090 **Commission District 02 Super District 06**
2018-2443

18-054-12-001

1325 EMORY RD, ATLANTA, GA 30306

Application of Dave Howe to rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to create a second lot in order to construct a second single-family detached residence on the subject site. The property is located on the east side of Briarcliff Road and the south side of Emory Road, at 1325 Emory Road, Atlanta, Georgia. The property has approximately 205 feet of frontage along the south side of Emory Road, 74 feet of frontage along the east side of Briarcliff Road and contains 0.44 acre.

N4

SLUP-18-1235010 **Commission District 03 Super District 07**
2018-2441

15-122-01-016

2501 COLUMBIA DR, DECATUR, GA 30034

Application of Siasim Columbia, LLC to request a Special Land Use Permit (SLUP) to expand the canopy over the fueling stations and add one (1) fuel pump on property in Tier 2 of the Interstate 20 Corridor Compatible Use Overlay District and the C-1 (Local Commercial) District in accordance with Section 27-3.33 and Section 4.2.28 of the DeKalb County Code. The property is located on the west side of Columbia Drive, approximately 130 feet south of Interstate 20 at 2501 Columbia Drive in Decatur, Georgia. The property has approximately 204 feet of frontage along Columbia Drive and contains 0.84 acre.

N5

CZ-18-1235045

Commission District 03 Super District 06

2018-2442

15-080-02-069

1149 RAY ST, ATLANTA, GA 30316

Application of JT Asphalt to remove a portion of Condition #9 of a Special Land Use Permit (SLUP 15 19931) which limits hours of operation of an asphalt plant within the M (Light Industrial) District between 7:00 a.m. and 5:00 p.m. Mondays through Saturdays. The property is located on the south side of Fleetwood Drive, the west side of Sunnyhill Drive, the east side of Almand Road, and the eastern terminus of Ray Street, at 1139 Fleetwood Road and 3382 Almand Road in Atlanta, Georgia. The property has approximately 321 feet of frontage along Fleetwood Drive, 610 feet of frontage along Sunnyhill Drive, 238 feet of frontage along Ray Street, and approximately 527 feet of frontage along Almand Road and contains 7.2 acres.

N6

Z-18-1235083

Commission District 03 Super District 07

2018-2444

15-183-19-011

3087 ALSTON DR, DECATUR, GA 30032

Application of Sarah M Toth to rezone property from R-75 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop two (2) single-family detached residences on the subject site. The property is located on the southeast corner of White Oak Way and Alston Drive at 3087 Alston Drive, Decatur, Georgia. The property has approximately 150-feet of frontage along the south side of Alston Drive, 110-feet of frontage along the east side of White Oak Way and contains 0.38 acre.

N7

LP-18-1235089

Commission District 03 Super District 07

2018-2403

15-186-01-004

1473 COLUMBIA DR, DECATUR, GA 30032

Application of Michelle Battle, Esq. to request a Land Use Plan Map amendment from Suburban (SUB) to Town Center (TC). The property is located on the west side of Columbia Drive, approximately 357 feet north of Santa Monica Drive at 1473 Columbia Drive, Decatur, Georgia. The property has approximately 191 feet of frontage on the west side of Columbia Drive and contains 2.36 acres.

N8

Z-18-22313

Commission District 03 Super District 07

2018-2105

15-186-01-004

1473 COLUMBIA DR, DECATUR, GA 30032

Application of Grandview Residential, LLC c/o Battle Law, PC to rezone property from R-75 (Residential Medium Lot) District to MR-2 (Medium Density Residential-2) to allow for construction of twenty-five (25) single-family attached fee-simple townhomes at a density of 10.5 units per acre in accordance with Section 27-4.1 of the DeKalb County Code. The property is located on the west side of Columbia Drive, approximately 357 feet north of Santa

Monica Drive at 1473 Columbia Drive, Decatur, Georgia. The property has approximately 191 feet of frontage on the west side of Columbia Drive and contains 2.36 acres.

N9

Z-18-1235092 **Commission District 03 Super District 06**
2018-2445

15-137-02-001

2537 CANDLER RD, DECATUR, GA 30032

Application of Flatiron Partners c/o Kathryn Zickert to rezone property from C-1 (Local Commercial) District and MR-2 (Medium Density Residential-2) District to MR-2 (Medium Density Residential-2) District to develop 224 apartment units at a density of 17.36 units per acre within Tier 2 of the I-20 Overlay District. The property is located on the west side of Candler Road and the south side of Kelly Lake Road at 2537 Candler Road, Decatur, Georgia. The property has approximately 165 feet of frontage along the west side of Candler Road, approximately 468 feet of frontage along Kelly Lake Road and contains 12.9 acres.

N10

Z-18-1235094 **Commission District 03 Super District 07**
2018-2434

15-098-01-001, 15-098-01-002, 15-127-03-007

2861 TREADWAY DR, DECATUR, GA 30034

Application of Lloyd Nurse to rezone property from R-100 (Residential-Medium Lot - 100) to R-75 (Residential-Medium Lot - 75) for a 29-unit single-family detached subdivision. The property is located on the north side of Treadway Drive, approximately 505 feet east of Snapfinger Road, at 2861, 2871 Treadway Drive and 2604 Snapfinger Road, Decatur. The property has approximately 219 feet of frontage on Treadway Drive and contains 8.72 acres.

N11

Z-18-1235056 **Commission District 04 Super District 06**
2018-2413

18-098-02-008

909 McCLENDON DR, SCOTSDALE, GA 30079

Application of Asrat L Mamo to rezone property from R-75 (Residential Medium Lot) District to C-1 (Local Commercial) District to add a restaurant within an existing convenience store in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the southwest intersection of McClendon Drive and Tanner Drive at 909 McClendon Drive in Scottdale, GA. The property has approximately 137 feet of frontage along McClendon Drive, 148 feet of frontage along Tanner Drive and contains 0.28 acre.

N12

LP-18-1235115 **Commission District 04 Super District 07**
2018-2449

18-091-01-029

6166 MEMORIAL DR, STONE MOUNTAIN, GA 30083

Application of Aria Todd Properties, LLC to amend the Land Use Plan from SUB (SUBURBAN) to CRC (Commercial Redevelopment Corridor) to allow major auto repair within the existing buildings in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the northwest side of Memorial Drive, approximately 1,887 feet east of North Hairston Road at 6166 Memorial Drive in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Memorial Drive and contains 1 acre.

N13

Z-18-1235061 **Commission District 04 Super District 07**
2018-2411

18-091-01-022, 18-091-01-029

6166 MEMORIAL DR, STONE MOUNTAIN, GA 30083

Application of Aria and Todd Properties, LLC to rezone properties from C-1 (Local Commercial) District to C-2 (General Commercial) District to allow major auto repair within the existing buildings in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the northwest side of Memorial Drive, approximately 1,817 feet east of North Hairston Road at 6158 and 6166 Memorial Drive in Stone Mountain, Georgia. The property has approximately 167 feet of frontage along Memorial Drive and contains 1.3 acres.

N14

LP-18-1235096 **Commission District 03 Super District 07**
2018-2410

15-127-03-007; portion of 15-127-03-007

2604 SNAPPFINGER RD, DECATUR, GA 30034

Application of Lloyd Nurse land use map amendment from SUB to TC to allow for future commercial development. The property is located on the north side of Snapfinger Road The property has approximately 33 feet of frontage and contains 0.4 acre.

N15

Z-18-1235084 **Commission District 04 Super District 07**
2018-2446

18-041-03-004

4449 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30083

Application of Harold L. McGlothin to rezone property from NS (Neighborhood Shopping) District to the C-1 (Local Commercial) District to develop a 2-story, 10,000 square foot retail building behind the existing commercial building on the site. The property is located on the south side of Rockbridge Road, approximately 359 feet west of Allgood Circle at 4449 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 120 feet of frontage along the south side of Rockbridge Road and contains 0.67 acre.

N16

CZ-18-1235087 **Commission District 04 Super District 07**
2018-2435

18-084-01-002

6754 BERMUDA RD, STONE MOUNTAIN, GA 30087

Application of Eberly & Associates c/o Galloway Law Group LLC for a Major Modification of two zoning conditions pursuant to CZ-86024, to allow access to an adjoining property in Gwinnett County from Bermuda Road and to eliminate the requirement for a berm on the west side of the property. The property is located on the north side of Bermuda Road, approximately 538 feet east of the corner of Bermuda Road and Stewart Mill Road, at 6754 Bermuda Road, Stone Mountain. The property has 800 feet of frontage along Bermuda Road and contains 12 acres.

N17

Z-18-1235046 **Commission District 05 Super District 07**
2018-2450

8657 PLEASANT HILL WAY, LITHONIA, GA 30058

16-228-01-003, 16-228-01-006, 16-228-01-007, 16-228-01-008, 16-228-01-013, 16-229-01-002, 16-252-02-001, 16-252-02-003, 16-252-02-005, 16-253-02-004, 16-253-02-005, 16-253-02-007, 16-253-02-008, 16-253-02-009, 16-253-02-011, 16-253-02-026, 16-253-02-027 (por. of 16-228-01-003; por. of 16-228-01-007; por. of 16-253-02-004; por. of 16-253-02-005; por. of 16-253-02-008; por. of 16-253-02-027

8657 PLEASANT HILL WAYS, LITHONIA, GA 30058

Application of D R Horton - Crown, LLC to rezone property from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop 339 single-family detached residences on 122.77 acres at a density of 2.76 units per acre. The property is located on the east side of Yellow River, south of an existing creek, west side of Norris Lake Drive, west side of Pleasant Hill Road and the north side of Pleasant Hill Way at 1679, 1735, 1729, 1695, 1709, 1719 Norris Lake Drive; 8277 & 8455 Norris Lake Way; 8682 Pleasant Hill Road; and 8657, 8612, 8620, 8615, 6564, 8550, 8565, & 8581 Pleasant Hill Way. The property has approximately

1,664.96 feet of frontage along the north side of Pleasant Hill Way, approximately 156.12 feet of frontage along the west side of Pleasant Hill Road and approximately 277.77 feet of frontage along the west side of Norris Lake Drive and contains 122.77 acres.

N18

SLUP-18-1235052 **Commission District 05 Super District 07**
2018-2412

16-036-01-023

5460 BIFFLE RD, STONE MOUNTAIN, GA 30088

Application of Yolanda Ann Walker Godwin for a Special Land Use Permit (SLUP) for an-in home child day care facility for up to six (6) children in the Residential Tier of the Hidden Hills Overlay District and the R-100 (Residential Medium Lot) District, in accordance with Section 3.37.5.B.6 and Section 27-4.1 (4.2.19) of the DeKalb County Code. The property is located on the north side of Biffle Road, approximately 123 feet west of Panola Road at 5460 Biffle Road in Stone Mountain, Georgia. The property has approximately 120 feet of frontage along Biffle Road and contains 0.46 acre.

N19

LP-18-1235068 **Commission District 05 Super District 07**
2018-2404

16-166-01-004

2018 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Paul Hue to amend the Land Use Plan Map designation from Suburban (SUB) to Light Industrial (LIND). The property is located on east side of Rock Chapel Road, approximately 975 feet south of Pleasant Hill Road, at 2018 Rock Chapel Road, Lithonia. The property has approximately 358 feet of frontage along Rock Chapel Road and contains 4.8 acres.

N20

Z-18-1235067 **Commission District 05 Super District 07**
2018-2437

16-166-01-004

2018 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Paul Hue to rezone property from R-85 (Residential Medium Lot-85) to M-2 (Heavy Industrial) to allow a vehicle towing service. The property is located on the east side of Rock Chapel Road, approximately 975 feet south of Pleasant Hill Road, at 2018 Rock Chapel Road, Lithonia. The property has approximately 358 feet of frontage on Rock Chapel Road and contains 4.8 acres.

N21

SLUP-18-1235088 **Commission District 05 Super District 07**
2018-2448

16-093-05-004

1904 S STONE MTN LITHONIA RD, LITHONIA, GA 30058

Application of Walter Collins for a Special Land Use Permit for a 9,000 square foot gymnasium, addition to an existing place of worship in an R-100 (Residential-Medium Lot - 100) district, in accordance with Chapter 27, Article 4, Table 4.1. - Use Table of the DeKalb County Code. The property is located on the north side of South Stone Mountain Lithonia Road, approximately 757 feet east of Shadow Rock Drive at 1904 South Stone Mountain Lithonia Road, Lithonia. The property has approximately 225 feet of frontage on South Stone Mountain Lithonia Road and contains 2.55 acres.

N22

Z-18-1235091 **Commission District 05 Super District 07**
2018-2451

16-191-03-007, 16-191-03-008

1727 STEPHENSON RD, LITHONIA, GA 30058

Application of Atlanta Dream Center to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District to operate a transitional home for up to twelve (12) adult women. The property is located on the south side of Stephenson Road, approximately 61 feet east of Vigo Drive at 1753 and 1727 Stephenson Road, Lithonia, Georgia. The property has approximately 449 feet of frontage along the south side of Stephenson Road and contains 8.4 acres.

N23

CZ-18-1235133 **Commission District 02 Super District 06**
2018-2502

1361 STEPHENS DR, ATLANTA, GA 30329

18-106-10-017, 18-106-10-045, 18-106-10-046, 18-106-10-047, 18-106-10-048, 18-106-10-049, 18-106-10-050, 18-106-10-051, 18-106-10-052, 18-106-10-053, 18-106-10-054, 18-106-10-055, 18-106-10-056, 18-106-10-057, 18-106-10-058, 18-106-10-059, 18-106-10-060, 18-106-10-061, 18-106-10-062, 18-106-10-063

Application of the Director of Planning & Sustainability for a Major Modification to zoning conditions to amend the site plan of a condominium subdivision. The property is located on the southeast intersection of Briarcliff Road and Stephens Road at 1096, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, and 1116 Briar Cove Circle and 1361 Stephens Drive in Atlanta, Georgia. The property has approximately 300 feet of frontage along Briarcliff Road and 202 feet of frontage along Stephens Road and contains 2.38 acres.

N24

SLUP-18-1235179 **Commission District 04 Super District 07**
2018-2576

18-091-01-022 & 029

6166 MEMORIAL DR. STN MTN, GA 30083

Application of Aria & Todd Properties, LLC for Special Land Use Permit (SLUP) to allow for a major auto repair within the C-2 (General Commercial) District. Property located on NW side of Memorial Dr., approximately 1,817 feet east of N Hairston Rd at 6158 & 6166 Memorial Drive Stone Mountain, GA. Property has approximately 167 feet frontage along Memorial Drive and contains 1.3 acres.