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**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, September 25, 2018 6:30 P.M.

AGENDA

**N1. SLUP-18-1235085 2018-2436 Commission District: 02 Super District: 06
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 2018-2432
18-159-05-020
2523 CLAIRMONT RD, ATLANTA, GA 30329**

Commission District: 02 Super District: 06

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 2018-2443
18-054-12-001
1325 EMORY RD, ATLANTA, GA 30306**

Commission District: 02 Super District: 06

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 2018-2441
15-122-01-016
2501 COLUMBIA DR, DECATUR, GA 30034**

Commission District: 03 Super District: 07

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 2018-2442
15-080-02-069
1149 RAY ST, ATLANTA, GA 30316**

Commission District: 03 Super District 06

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 2018-2444 Commission District: 03 Super District: 07
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 2018-2403 Commission District: 03 Super District: 07
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 2018-2105 Commission District: 03 Super District: 07
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 2018-2445 Commission District: 03 Super District: 06
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 2018-2434 Commission District: 03 Super District: 07
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 2018-2413 Commission District: 04 Super District: 06
18-098-02-008
909 McCLENDON DR, SCOTTDAL, 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 2018-2449 Commission District: 04 Super District: 07
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 2018-2411 Commission District: 04 Super District: 07
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 2018-2410
15-127-03-007; portion of 15-127-03-007
2604 SNAPFINGER RD, DECATUR, GA 30034

Commission District: 03 Super District: 07

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 2018-2446
18-041-03-004
4449 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30083

Commission District 04 Super District 07

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 2018-2435
18-084-01-002
6754 BERMUDA RD, STONE MOUNTAIN, GA 30087

Commission District: 04 Super District: 07

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 2018-2450
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

Commission District: 05 Super District: 07

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 2018-2412
16-036-01-023
5460 BIFFLE RD, STONE MOUNTAIN, GA 30088**

Commission District: 05 Super District: 07

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 2018-2404
16-166-01-004
2018 ROCK CHAPEL RD, LITHONIA, GA 30058**

Commission District: 05 Super District: 07

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 2018-2437
16-166-01-004
2018 ROCK CHAPEL RD, LITHONIA, GA 30058**

Commission District: 05 Super District: 07

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 2018-2448
16-093-05-004
1904 S STONE MTN LITHONIA RD, LITHONIA, GA 30058**

Commission District: 05 Super District: 07

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 2018-2451
16-191-03-007, 16-191-03-008
1727 STEPHENSON RD, LITHONIA, GA 30058

Commission District: 05 Super District: 07

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 2018-2502
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
1361 STEPHENS DR, ATLANTA, GA 30329

Commission District: 02 Super District: 06

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 2018-2576
18-091-01-022 & 029
6166 MEMORIAL DR. STN MTN, GA 30083

Commission District: 04 Super District: 07

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.