



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

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 – January 22, 2019; 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 Z-19-1235286 2018-3060 Commission District 01 Super District 07
18-230-06-060
2405 HENDERSON MILL RD, ATLANTA, GA 30345

Application of John T. Rosser to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a single-family detached residence on a non-conforming R-100 lot. The property is located on the southeast side of Henderson Mill Road, approximately 453 feet north of the intersection of Henderson Mill Road and Amblewood Court, at 2405 Henderson Mill Road. The property has approximately 60 feet of frontage along the southeast side of Henderson Mill Road and contains 0.25 acre.

N2 CZ-19-1235306 2018-3061 Commission District 03 Super District 06
15-146-04-018
2184 CAVANAUGH AVE, ATLANTA, GA 30316

Application of Langford and Company Strategic Investments, LLC for a Major Modification of zoning conditions, approved pursuant to CZ-04068, to allow the property to be subdivided into two single-family lots in the R-60 (Residential-Small Lot-60) District. The property is located on the east side of Cavanaugh Avenue, approximately 200 feet north of Lochland Road, at 2184 Cavanaugh Avenue. The property has approximately 255 feet of frontage along Cavanaugh Avenue and contains 0.73 acre.

N3 SLUP-19-1235300 2018-3062 Commission District 03 Super District 06
15-141-02-063
2088 BRANNEN RD, ATLANTA, GA 30316

Application of William Walters for a Special Land Use Permit (SLUP) to allow a home occupation (vintage audio electronics repair) with customer contact in a R-75 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code. The property is located on the northeast intersection of Brannen Road and Rockcliff Road at 2088 Brannen Road. The property has approximately 83 feet of frontage on the north side of Brannen Road and approximately 150 feet of frontage on the east side of Rockcliff Road and contains 0.28 acre.

N9 CZ-19-1235305 2018-3068
15-140-03-018; 15-140-03-020
2128 & 2170 COOK RD, DECATUR, GA 30032

Commission District 03 Super District 06

Application of Scott Bennett to request a major modification to remove all conditions on property zoned MR-2 (Medium Density Residential-2) District pursuant to CZ-05033 for 149 single-family attached townhomes in order to develop 291 apartment units at a density of 24 units per acre within Tier 2 of the I-20 Overlay District. The property is located on the north side of Cook Road approximately 965 feet east from the intersection with Flat Shoals Road at 2128 and 2170 Cook Road. The property has approximately 553 feet of frontage along Cook Road and contains 12.135 acres.

N10 Z-19-1235304 2018-3069
18-026-06-016
7189 ROCKBRIDGE RD, STN MTN 30087

Commission District 04 Super District 07

Application of Scott Bennett to rezone commercially developed property from RSM (Small Lot Residential Mix) District to the C-1 (Local Commercial) District to allow for future commercial uses. The property is located on a site approximately 190 feet south of Rockbridge Road and 298 feet west of South Deshon Road at 7189 Rockbridge Road. The property has no road frontage (access is via an ingress/egress easement through property at 7185 Rockbridge Road) and contains 2 acres.

N11 SLUP-19-1235307 2018-3070
18-154-05-016
1438 SHERIDAN RD, ATLANTA, GA 30324

Commission District 02 Super District 06

Application of Carl Trevathon for a Special Land Use Permit to allow a one-story 2,100 square foot addition to a place of worship (Westminster Presbyterian Church) in the R-85 (Single-Family Residential) District to include classrooms, restrooms, a group room, and a reception area. The property is located on the northeast corner of Sheridan Road and Chantilly Drive, approximately 1,122 feet west of Executive Park Drive at 1438 Sheridan Road. The property has approximately 822 feet of frontage along Sheridan Road and 334 feet of frontage along Chantilly Drive and contains 9.22 acres.

N12 SLUP-19-1235312 2018-3071
15-033-01-071
3903 SNAPFINGER RD, LITHONIA, GA 30038

Commission District 05 Super District 07

Application of Sam & Kimberly A Underdue for a Special Land Use Permit for a Child Caring Institution (CCI) for up to six children in an R-100 (Residential Medium Lot - 100) district, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the west side of Snapfinger Road, approximately 185 feet north of Conley Downs Drive, at 3903 Snapfinger Road, Decatur. The property has approximately 97 feet of frontage on Snapfinger and contains 0.44 acre.

N13 SLUP-19-1235315 2018-3072
15-040-05-018
3004 KENVILLE LN, DECATUR, GA 30034

Commission District 03 Super District 06

Application of Michelle Williams for a Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the north side of Kenville Lane, approximately 416 feet east of Conley Downs Drive, at 3004 Kenville Lane. The property has approximately 59 feet of frontage on Kenville Lane and contains 0.38 acre.

N14 SLUP-19-1235320 2018-3073
15-151-05-017
2076 CANDLER RD, DECATUR, GA 30032

Commission 03 Super District: 07

Application of Barry Hayden for a Special Land Use Permit to allow a Late-Night Establishment within 1,500 feet of a residential district, on property zoned C-1 (Local Commercial)/I-20 Overlay District, Tier 2, in accordance with Chapter 27, Article 4, Table 4.1 and Section 4.2.32 of the DeKalb County Code. The property is located on the northeast side of Candler Road, approximately 637 feet south of McAfee Road, at 2076 Candler Road. The property has approximately 125 feet of frontage on Candler Road and contains 0.71 acre.

N15 Z-19-1235327 2018-3074
15-219-01-007; 15-219-01-008; 15-219-01-009; 15-219-01-010; 15-219-01-011
3756 COVINGTON HWY, DECATUR, GA 30032

Commission District 04 Super District 06

Application of Ralston George to rezone from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District to develop 58 attached townhome units, with a community center and amenity area and approximately 34,780 square feet of retail development. The property is located on the north side of Covington Highway beginning at the northwest intersection of Covington Highway and Porter Road at 3780, 3770, 3764, 3762 and 3756 Covington Highway. The property has approximately 350 feet of frontage along the north side of Covington Highway and contains 11 acres.

N16 Z-19-1242964 2018-3075
16-197-03-015
1746 PLEASANT HILL TRL, LITHONIA, GA 30058

Commission District 05 Super District 07

Application of Leslie Bortier to rezone from R-85 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop 25 single-family detached residences. The property is located on the east and south sides of Pleasant Hill Trail, approximately 667 feet north of the intersection of Pleasant Hill Trail and Pleasant Hill Road at 1746 Pleasant Hill Trail. The property has approximately 650 feet of frontage along the east side of Pleasant Hill Trail and 561 feet of frontage along the south side of Pleasant Hill Trail and contains 5.67 acres