



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

Board of Commissioners Zoning Meeting Date – March 26, 2019; 6:30 PM

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.

AGENDA

DEFERRED CASE(S):

D1 SLUP-19-1235312 2018-3071 Commission District 05 Super District 07
15-033-01-071
3903 SNAPPINGER RD, LITHONIA, GA 30038

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 Road and contains 0.44 acre.

D2 Z-19-1235327 2018-3074 Commission District 04 Super District 06
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

Application of Ralston George to rezone from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District to develop 60 attached townhome units, with an amenity area and approximately 40,000 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, Decatur, Georgia. The property has approximately 350 feet of frontage along the north side of Covington Highway and contains 11 acres.

D3 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, Lithonia, Georgia. 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.

NEW CASES:

N1 LP-19-1235181 2019-3209
16-189-01-002, 16-189-01-003
1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND). The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road in Lithonia, Georgia. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

N2 Z-19-1235180 2019-3210
16-189-01-002, 16-189-01-003
1450 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to M (Light Industrial) District to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space. The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road in Lithonia, Georgia. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

N3 SLUP-19-1235326 2019-3211
18-154-02-154
1135 CHANTILLY CRES, ATLANTA, GA 30324

Commission District 02 Super District 06

Application of J. F. Slade to request a Special Land Use permit (SLUP) in an R-60 (Residential Small Lot) District pursuant to zoning conditions CZ-88220, to operate a home occupation with customer contact for a medical practice. The property is located on the southwest corner of Chantilly Crescent and Chantilly Drive, at 1135 Chantilly Crescent, Atlanta, Georgia 30324. The property has 100 feet of frontage along Chantilly Crescent and contains 0.2 acre.

N4 Z-19-1243040 2019-3212
16-092-03-012
1676 RICE ROAD, LITHONIA, GA 30058

Commission District 05 Super District 07

Application of Bradford Rudolph to rezone property from R-100 (Residential Medium Lot) District to RE (Residential Estate) District to operate as an abattoir for meat processing in accessory buildings in the extreme rear yard of the single-family residence. The property is located on the west side of Rice Road, approximately 127 feet north of South Deshon Road at 1676 Rice Road in Lithonia, Georgia. The property has approximately 500 feet of frontage along Rice Road and contains 5.61 acres.

**N5 Z-19-1243041 2019-3213
15-196-03-008
3085 LEXINGTON TER, DECATUR, GA 30035**

Commission District 05 Super District 07

Application of ALA AMBLING GROVE, LLC to rezone property from MU-4 (Mixed-Use High Density) to MR-2 (Medium Density Residential-2) for a 120-unit single-family attached townhome development at a density of 11 units per acre. The property is located on the east side of Agape Way, approximately 364 feet south of the southeast corner of Agape Way and Redwing Circle, at 3085 Lexington Terrace, Decatur. The property has approximately 262 feet of frontage on Agape Way and contains 10.9 acres.

**N6 SLUP-19-1243042 2019-3214
16-188-04-025
1794 NICOLE LN, LITHONIA, GA 30058**

Commission District 05 Super District 07

Application of Claudette Lawrence to request a Special Land Use permit (SLUP) in an R-85 (Residential Medium Lot) District to operate an adult day care facility for up to six people within an existing single-family residence. The property is located on the northeast corner of Reginald Court and Nicole Lane, approximately 195 feet south of Lowilla Lane at 1794 Nicole Lane in Lithonia, Georgia. The property has approximately 195 feet of frontage along the east side of Nicole Lane and 123 feet of frontage along the north side of Reginald Court and contains 0.6 acre.

**N7 LP-19-1243107 2019-3330
15-202-03-103
2602 E TUPELO ST, ATLANTA, GA 30317**

Commission District 03 Super District 06

Application of the Director of Planning & Sustainability Department to amend the Future Land Use Plan Map from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) for development of 24 single-family attached townhome units and six single-family detached units. The property is located on north side of East Tupelo Street, approximately 502 feet east of the northeast corner of East Tupelo Street and Venice Drive, at 2602 East Tupelo Street, Atlanta. The property has approximately 128 feet of frontage on East Tupelo Street and contains 5.12 acres.

**N8 Z-19-1243043 2019-3215
15-202-03-103
2602 E TUPELO ST, ATLANTA, GA 30317**

Commission District 03 Super District 06

Application of ATKM Memorial, LLC c/o J. Alexander Brock to rezone property from R-75 (Residential Medium Lot - 75) to MR-2 (Medium Density Residential-2) for development of 24 single-family attached townhome units and six single-family detached units at a density of 5.54 units per acre. The property is located on the north side of East Tupelo Street, approximately 502 feet east of the northeast corner of East Tupelo Street and Venice Drive, at 2602 East Tupelo Street, Atlanta. The property has approximately 128 feet of frontage on East Tupelo Street and contains 5.12 acres.

**N9 Z-19-1243046 2019-3216
16-071-09-001
2387 WELLBORN RD, LITHONIA, GA 30058**

Commission District 05 Super District 07

Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) District for 124 single-family attached townhome units at a density of 8.4 units per acre. The property is located on the north side of Wellborn Road, approximately 181 feet east of Strathmore Manor Drive, at 2387 Wellborn Road, Lithonia. The property has approximately 1,153 feet of frontage on Wellborn Road, 244.39 feet of frontage on Covington Highway and contains 14.75 acres.

**N10 SLUP-19-1243047 2019-3217
18-266-01-001, 18-266-01-004
2891 MERCER UNIVERSITY DR, CHAMBLEE, GA 30341**

Commission District 01 Super District 07

Application of Mercer Lofts Atlanta, LLC c/o Battle Law PC to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation. The property is located on the northeast side of Flowers Road, across from Hollinswood Drive on combined portions of land located at 2891 Mercer University Drive and 2930 Flowers Road, Atlanta, Georgia. The property has approximately 2,471.47 feet of frontage along the northeasterly right-of-way of Flowers Road and contains 9.9 acres.