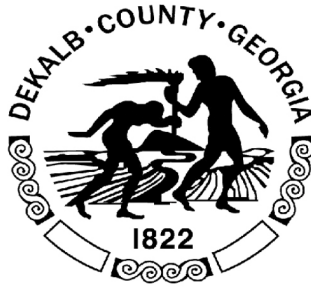


# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030



## Agenda

Tuesday, March 5, 2019

6:30 PM

**Manuel J. Maloof Auditorium**

### **Planning Commission**

Chairperson Tess Snipes  
Co-Chair Jon West  
Member April Atkins  
Member Edward Patton  
Member Jana Johnson  
Member Vivian Moore  
Member LaSonya Osler  
Member H. Paul Womack Jr.

## Call To Order

## Roll Call

## Deferred Cases

- D1**     [2018-3071](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Sam and 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, at 3903 Snapfinger Road.

**Attachments:** [Staff Report - January 2019](#)  
[Comments by Land Development, Transportation Divisions](#)  
[Staff Report and Attachments - March 2019](#)  
[Recommended Conditions](#)

(1/8/19 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(1/22/19 Board of Commissioners - Zoning Meeting: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

- D2**     [2018-3074](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Ralston George to rezone property from R-75 (Residential Medium Lot) District to MU-1 (Mixed-Use Low Density) District to develop 60 attached townhome units and approximately 40,000 square feet of retail development, at 3780, 3770, 3764, 3762 & 3756 Covington Highway.

**Attachments:** [Recommended Conditions Z 19 1235327](#)  
[Staff Report D2 Z 19 1235327](#)

(1/8/19 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(1/22/19 Board of Commissioners - Zoning Meeting: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

- D3**     [2018-3075](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Leslie Bortier to rezone property from R-85 (Residential Medium Lot) District to the R-60 (Residential Small Lot) District to develop 25 single-family detached residences, at 1746 Pleasant Hill Road

**Attachments:** [Recommended Conditions Z 19 1242964](#)  
[D3 Leslie Bortier Z 19 1242964](#)

(1/8/19 Planning Commission: [deferred substitute to the Board of Commissioners - Zoning Meeting](#))

(1/22/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

## New Cases

- N1**     [2019-3209](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.
- Attachments:** [N1 Rose Evans LP 19 1235181](#)
- N2**     [2019-3210](#)     COMMISSION DISTRICT(S): 5 & 7  
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, at 1422 & 1450 Rock Chapel Road
- Attachments:** [N2 Z 19 1235180 Staff Report](#)
- N3**     [2019-3211](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of J. F. Slade for a Special Land Use Permit (SLUP) in an R-60 (Residential Small Lot-60) District pursuant to zoning conditions CZ-88220 to operate an in-home occupation with customer contact for a medical practice, at 1135 Chantilly Crescent.
- Attachments:** [SLUP-19-1235363 Recommended Conditions](#)  
[N3 J F Slade SLUP-19-1235326](#)
- N4**     [2019-3212](#)     COMMISSION DISTRICT(S): 5 & 7  
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, at 1676 Rice Road.
- Attachments:** [Staff Report Z 19 1243040](#)
- N5**     [2019-3213](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of AIA 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, at 3085 Lexington Terrace.
- Attachments:** [Staff Report and Attachments](#)  
[Recommended Condition](#)

- N6**     [2019-3214](#)     COMMISSION DISTRICT(S): 5 & 7  
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, at 1794 Nicole Lane.
- Attachments:** [Recommended Conditions SLUP 19 1243042](#)  
[Staff Report SLUP 19 1243042](#)
- N7**     [2019-3330](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of the Director of Planning & Sustainability Department for ATKM LLC to amend the Future Land Use Map from SUB (Suburban) to CRC (Commercial-Redevelopment-Corridor) for the development of 24 single-family attached townhome units and 6 single-family detached units, at 2602 E. Tupelo Street.
- Attachments:** [N7 Director of P&S LP 19 1243107](#)
- N8**     [2019-3215](#)     COMMISSION DISTRICT(S): 3 & 6  
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, at 2602 E. Tupelo St.
- Attachments:** [Staff Report and Attachments](#)  
[Recommended Conditions](#)
- N9**     [2019-3216](#)     COMMISSION DISTRICT(S): 5 & 7  
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) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.
- Attachments:** [Staff Report and Attachments](#)  
[Recommended Conditions](#)
- N10**    [2019-3217](#)     COMMISSION DISTRICT(S): 1 & 7  
Application of Mercer Lofts Atlanta, LLC c/o Battle Law, P.C. 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, at 2891 Mercer University Dr. and 2930 Flowers Rd.
- Attachments:** [Recommended Conditions SLUP 19 1243047](#)  
[Staff Report SLUP 19 1243047](#)

