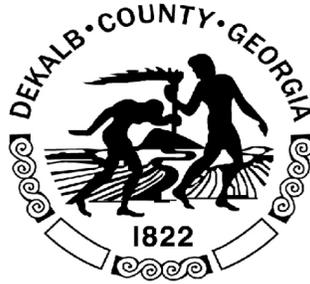


# DeKalb County Government

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



## Agenda

Tuesday, March 26, 2019

6:30 PM

Manual Maloof Building

### **Board of Commissioners - Zoning Meeting**

Commissioner Jeff Rader, Presiding Officer, District 2  
Commissioner Steve Bradshaw, Deputy Presiding Officer, District 4

Commissioner Nancy Jester, District 1  
Commissioner Jeff Rader, District 2  
Commissioner Larry Johnson, District 3  
Commissioner Steve Bradshaw, District 4  
Commissioner Mereda Davis Johnson, District 5  
Commissioner Kathie Gannon, Super District 6  
Commissioner Lorraine Cochran-Johnson, Super District 7

## Call To Order

## Roll Call

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.

## 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 & Attachments- January 2019](#)  
[Comments by Land Development, Transportation Divisions](#)  
[Staff Report & Attachments - March 2019](#)  
[Recommended Condition](#)

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

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

[\(3/5/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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 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](#))

(3/5/19 Planning Commission: [approved with conditions per staff recommendation 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](#)  
[Staff Report 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](#))

(3/5/19 Planning Commission: [denied 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](#)

(3/5/19 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- 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:** [Staff Report Z 19 1235180](#)

[\(3/5/19 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(3/5/19 Planning Commission: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(3/5/19 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(3/5/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(3/5/19 Planning Commission: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(3/5/19 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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 3-5-19](#)  
[Recommended Conditions - rev. 3-15-19](#)

[\(3/5/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

(3/5/19 Planning Commission: deferred 30 days to the Board of Commissioners - Zoning Meeting)

**N10** [2019-3217](#)

COMMISSION DISTRICT(S): 1 & 7

Application of Mercer Lofts Atlanta, LLC c/o Battle Law, P.C. for a Special Land Use Permit 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. & 2930 Flowers Rd.

**Attachments:** [Recommended Conditions SLUP 19 1243047](#)  
[Staff Report SLUP 19 1243047](#)

(3/5/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)