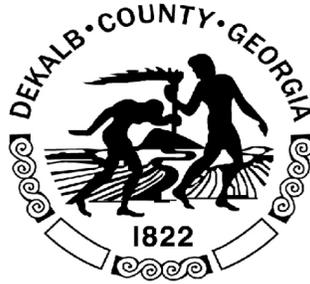


# DeKalb County Government

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



## Agenda

Tuesday, November 13, 2018

6:30 PM

Manuel J. Maloof Auditorium

## **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 Gregory Adams, 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     [2018-2163](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of LCI-SVAP NDM JV, LP c/o Kathryn 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 at Lawrenceville Highway/Birch Road/Sweet Briar Road.

**Attachments:** [July 2018 Cycle Staff Report and Attachments](#)  
[November 2018 Cycle Staff Report and Attachments](#)

(7/10/18 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/24/18 Board of Commissioners - Zoning Meeting: deferred.)

(11/1/18 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D2**     [2018-2164](#)     COMMISSION DISTRICTS: 2 & 6  
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, at Lawrenceville Hwy/Birch Rd/Sweet Briar Rd.

**Attachments:** [July 2018 Cycle Staff Report and Attachments](#)  
[November 2018 Cycle Staff Report and Attachments](#)

(7/10/18 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/24/18 Board of Commissioners - Zoning Meeting: deferred for two full cycles)

(11/1/18 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

### New Cases

- N1**     [2018-2793](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Starleatha Denson for a Special Land Use Permit for a group personal care home for up to six persons in an R-85 (Medium Density Residential-85) District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1 - Use Table, at 2336 Wesley Chapel Road.

**Attachments:** [Staff Report PC](#)  
[Recommended Condition 11-01-18 PC](#)

(11/1/18 Planning Commission: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting)

- N2**     [2018-2808](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Joseph Cooley to request a Land Use Map Amendment from Suburban (SUB) to Light Industrial (LIND) to allow future industrial uses, at 2346 Pine Mountain Street.

**Attachments:** [N.2 LP-18-1235272 Joseph Cooley](#)

(11/1/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

- N3 [2018-2774](#) COMMISSION DISTRICT(S): 5 & 7  
Application of Joseph Cooley to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow future industrial uses in accordance with Section 27-4.1 of the DeKalb County Zoning Ordinance, at 2346 Pine Mountain Street.

**Attachments:** [Z 18 1235197 RECOMMENDED CONDITIONS](#)

[N3 Joseph Cooley Z 18 1235197](#)

(11/1/18 Planning Commission: [denial to the Board of Commissioners - Zoning Meeting](#))

- N4 [2018-2745](#) COMMISSION DISTRICT(S): 2 & 6  
Application of QuikTrip Corporation c/o Battle Law P.C. to rezone property from R-75 (Residential Medium Lot) District, C-1 (Local Commercial) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to redevelop and construct a QuikTrip convenience store with accessory fuel pumps and alcohol sales, at 1910 Lawrenceville Hwy & 2580 Pine Bluff Dr.

**Attachments:** [N4 Z-18-1235207 Recommended Conditions](#)

[N4 Staff Report Z 18 1235207](#)

(11/1/18 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N5 [2018-2746](#) COMMISSION DISTRICT(S): 2 & 6  
Application of QuikTrip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps accessory to a QuikTrip convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.28 - Supplemental Regulations of the DeKalb County Code, at 1910 Lawrenceville Hwy & Pine Bluff Dr.

**Attachments:** [N5 SLUP-18-1235205 Recommended Conditions](#)

[N5 Staff Report SLUP 18 1235205](#)

(11/1/18 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N6**     [2018-2748](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Quik Trip Corporation c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow an alcohol outlet accessory to a QuikTrip convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.8-Supplemental Regulations of the DeKalb County Code, at 1910 Lawrenceville Hwy & 2580 Pine Bluff Dr.
- Attachments:** [N6 SLUP-18-1235206 Recommended Conditions](#)  
[N6 Staff Report SLUP 18 1235206](#)
- (11/1/18 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- N7**     [2018-2795](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Sheryl Campbell to rezone property from R-75 (Medium Density Residential-75) to O-I (Office-Institutional) to allow use of an existing building for an adult day care center, at 2606 Whites Mill Road.
- Attachments:** [Staff Report and Attachments 11-01-18 PC](#)  
[Recommended Conditions 11-01-18 PC](#)
- (11/1/18 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- N8**     [2018-2784](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of Sid Tepaul to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to allow development of a 33-lot urban single-family detached subdivision, at 4601 & 4625 Flat Shoals Road. (Amended to R-75 (Single-Family Residential District and 13 single-family detached homes on 10/12/18).
- Attachments:** [Z 18 1235209 RECOMMENDED CONDITIONS](#)  
[N8 Sid Tepaul Z 18 1235209](#)
- (11/1/18 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- N9**     [2018-2797](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of Tarick Miller to rezone property from the O-I district (with conditions pursuant to CZ-77-118) to RSM (Residential Small Lot Mix) to allow a room addition to the existing unoccupied house on the property and allow it to be used for residential purposes, at 2866 Belvedere Lane.
- Attachments:** [Staff Report PC](#)  
[Recommended Conditions 11-01-18 PC](#)

(11/1/18 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- N10**    [2018-2777](#)    COMMISSION DISTRICT(S): 5 & 7  
Application of Tycore Auto Services for a Special Land Use Permit (SLUP) to allow major auto repair within Tier 1 of the Greater Hidden Hills Overlay District and the C-2 (General Commercial) District, at 5361 Covington Highway.

**Attachments:** [SLUP 18 1235228 RECOMMENDED CONDITIONS](#)  
[N10 Tycore Auto Services SLUP 18 1235228](#)

(11/1/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N11**    [2018-2794](#)    COMMISSION DISTRICT(S): 2 & 6  
Application of the Director of Planning and Sustainability for the Emory Jewish Student Center to rezone property from MR-2 (Medium Density Residential) to OI (Office Institutional) to allow the use for an existing student center, at 1526 N. Decatur Rd.

**Attachments:** [P&S Director-Emory Jewish Student Center staff report](#)  
[P&S Director-Emory Jewish Student Center recommended conditions](#)

(11/1/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N12**    [2018-2796](#)    COMMISSION DISTRICT(S): All  
Application of the DeKalb County Board of Commissioners for a text amendment to adopt the 2019 Rezone Calendar and Resolution.

**Attachments:** [N12 2019 Rezone Calendar & Resolution TA 18 1235230](#)

(11/1/18 Planning Commission: Adopted per staff recommendation to the Board of Commissioners - Zoning Meeting)