

# DeKalb County Government

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



## Summary

**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*

**Staff Present:** Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, Deputy County Attorney

**2018-3010** Reconvene

**Approved**

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.

**Deferred for a full cycle, until January 22, 2019**

**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.**

**Deferred for a full cycle, until January 22, 2019**

**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.**

**Approved with 1 staff condition**

**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.**

**Denied**

**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.**

**Denied**

- 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.  
**Approved with 24 staff conditions and an amendment to condition 9 to provide no spill parking lot lighting on site, and an added condition that one of the two dumpsters will be devoted to cardboard recycling, submitted by Commissioners Jeff Rader and Kathie Gannon. Commissioner Gannon also requested that a Community Agreement be added into the record**
- 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.  
**Approved with 24 staff conditions and an amendment to condition 9 to provide no spill parking lot lighting on site, and an added condition that one of the two dumpsters will be devoted to cardboard recycling, submitted by Commissioners Jeff Rader and Kathie Gannon. Commissioner Gannon also requested that a Community Agreement be added into the record**
- 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.  
**Approved with 24 staff conditions and an amendment to condition 9 to provide no spill parking lot lighting on site, and an added condition that one of the two dumpsters will be devoted to cardboard recycling, submitted by Commissioners Jeff Rader and Kathie Gannon. Commissioner Gannon also requested that a Community Agreement be added into the record**
- 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.  
**Approved with 3 staff conditions**

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).)

**Deferred, until December 4, 2018 for Decision Only**

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.

**Approved with 1 staff condition**

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.

**Deferred, until December 11, 2018 for Decision Only**

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.

**Deferred, until December 4, 2018 for Decision Only**

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.

**Approved**

**POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY IN COUNTY SERVICES.**

DeKalb County Government does not discriminate against qualified individuals with disabilities or exclude them from participating in or receiving benefits of its services, programs, or activities, based on disability. Janet Essix, DeKalb County Government's Employee Relations Manager and ADA Coordinator, is designated to coordinate the County's compliance with Part 35 of the Department of Justice regulations regarding the Americans with Disabilities Act. Janet Essix may be contacted at 1300 Commerce Drive, 1st Floor, Decatur, GA 30030, 404.371.2309, to request information about access for persons with disabilities to County services, programs and activities, or to discuss a grievance regarding an impediment to such access. Ten days' notice is requested for special accommodations.