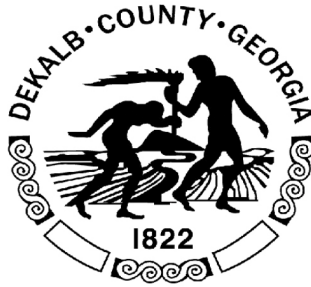


# DeKalb County Government

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



## Agenda

Tuesday, January 8, 2019

6:30 PM

**Manuel J. Maloof Auditorium**

### **Planning Commission**

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

**Call To Order****Roll Call****Deferred Cases****New 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 Staff Report and Attachments](#)  
[November 2018 Staff Report and Attachments](#)  
[January 2019 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)

(11/13/18 Board of Commissioners - Zoning Meeting: Full cycle deferral 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 Staff Report and Attachments](#)  
[November 2018 Staff Report and Attachments](#)  
[January 2019 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)

(11/13/18 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

- N1**     [2018-3060](#)     COMMISSION DISTRICT(S): 1 & 7  
application of John T. Rosser to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a single-family detached residence on a non-conforming lot, at 2405 Henderson Mill Road.
- Attachments:** [N1 Z 19 1235286 Recommended Conditions](#)  
[N1 Z 19 1235286 Staff Report](#)
- N2**     [2018-3061](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Langford and Company Strategic Investments, LLC for a Major Modification of zoning conditions, approved pursuant to CZ-04068, to allow the property to be subdivided into two single-family lots in the R-60 (Residential Small Lot) District, at 2184 Cavanaugh Avenue.
- Attachments:** [Staff Report and Attachments](#)  
[Staff-Recommended Conditions](#)
- N3**     [2018-3062](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of William Walters for a Special Land Use Permit to allow a home occupation (vintage audio electronics repair) with customer contact in an R-75 (Residential Medium Lot) District, at 2088 Brannen Road.
- Attachments:** [N3 SLUP 19 1235300 Staff Report](#)  
[N3 SLUP 19 1235300 Recomm Cond](#)
- N4**     [2018-3063](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Fitzroy & Marsha A Smith to rezone properties from C-1 (Local Commercial) District to C-2 (General Commercial) District to allow major auto repair within a new three-bay building with accessory storage, at 2478 Rock Chapel Road.
- Attachments:** [N4 Z 19 1235308 staff conditions](#)  
[N4 Fitzroy Marsh Smith Z 19 1235308 staff report](#)

- N5**     [2018-3064](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Fitzroy & Marsha A. Smith for a Special Land Use Permit to allow major auto repair within a new three-bay (or four bay) building with accessory storage, at 2478 Rock Chapel Road.
- Attachments:** [N5 SLUP 19 1242980 staff conditions](#)  
[N5 Fitzroy Marsha Smith SLUP 19 1242980 staff report](#)
- N6**     [2018-3065](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Marjorie Ledgister for a Special Land Use Permit to allow a group personal care home of four residents on a property zoned R-100 (Residential Medium Lot - 100) in the Hidden Hills Overlay District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1, at 5393 Rockmoor Dr.
- Attachments:** [Staff Report and Attachments](#)  
[Staff-Recommended Condition](#)
- N7**     [2018-3066](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of VC Development, LLC to rezone property from R-75 (Residential Medium Lot) District to RSM (Residential Small Lot) District to allow the development of a 21-lot single-family subdivision, at 2080 Tilson Road.
- Attachments:** [N7 Z 19 1235 291 staff conditions](#)  
[N7 VC Development LLC Z 19 1235291 staff report](#)
- N8**     [2018-3067](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of 3012 RIVER ROAD, LLC c/o Shea Roberts to rezone property from R-100 (Residential-Medium Lot - 100) District to RSM (Residential Small Lot Mix) District for development of ten single-family detached homes, at 3012 River Road.
- Attachments:** [Staff Report and Attachments](#)  
[Staff-Recommended Conditions](#)
- N9**     [2018-3068](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Scott Bennett for a major modification to remove all conditions on property zoned MR-2 (Medium Density Residential -2) District, pursuant to CZ-05033 for 149 single-family attached townhomes in order to develop 291 apartment units at a density of 24 units per acre within Tier 2 of the I-20 Overlay District, at 2128 & 2170 Cook Road.
- Attachments:** [N9 CZ 19 1235305 Recomm Cond](#)  
[N9 CZ 19 1235305 Staff Report](#)

- N10**    [2018-3069](#)    COMMISSION DISTRICT(S): 2 & 6  
Application of Scott Bennett to rezone commercially developed property from RSM (Small Lot Residential Mix) District to the C-1 (Local Commercial) District to allow for future commercial uses, at 7189 Rockbridge Road.
- Attachments:** [N10 Z 19 1235304 Recomm Cond](#)  
[N10 Staff Report Z 19 1235304](#)
- N11**    [2018-3070](#)    COMMISSION DISTRICT(S): 2 & 6  
Application of Carl Trevathan for a Special Land Use Permit to allow a one-story, 2,100 square-foot classroom addition to an existing place of worship in the R-85 (Single-Family Residential) District, at 1438 Sheridan Road.
- Attachments:** [SLUP 19 1235307 Recommended Conditions](#)  
[N11 Carl Trevathan SLUP 19 1235307](#)
- N12**    [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:** [N12 Sam & Kimberly Underdue SLUP 19 1235312](#)
- N13**    [2018-3072](#)    COMMISSION DISTRICT(S): 3 & 6  
Application of Michelle Williams for a Special Land Use Permit (SLUP) to allow a child day care facility for up to 6 children in an RSM (Residential Small Lot Mix) district, at 3004 Kenville Lane.
- Attachments:** [Staff Report and Attachments](#)  
[Staff-Recommended Conditions](#)
- N14**    [2018-3073](#)    COMMISSION DISTRICT(S): 3 & 7  
Application of Barry Hayden for a Special Land Use Permit to allow a Late-Night Establishment within 1,500 feet of a residential district, on property zoned C-1 (Local Commercial)/I-20 Overlay District, Tier 2, at 2075 Candler Road.
- Attachments:** [Staff Report and Attachments](#)

- N15**    [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 64 attached townhome units and approximately 22,520 square feet of retail development, at 3780, 3770, 3764, 3762 & 3756 Covington Highway.

**Attachments:**    [N15 Z 19 1235327 Staff Report](#)

- N16**    [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:**    [N16 Z 19 1242964 Recomm Cond](#)

[N16 Z 19 1242964 Staff Report](#)