

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](#)