



# DeKalb County Government

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

## Legislation Text

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File #: 2018-2163, Version: 2

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**Public Hearing:** YES  NO       **Department:** Planning & Sustainability

**SUBJECT:** Rezone - LCI-SVAP NDM JV, L.P.

**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.**

**PETITION NO:** D1. Z-18-22310

**PROPOSED USE:** Mixed retail, multifamily residential, hotel, and office development.

**LOCATION:** 2144, 2054, 2050, and 2038 Lawrenceville Highway, 1086 Birch Road, and 2692 Sweet Briar Road, Decatur.

**PARCEL NO.:** 18-100-02-005, -040, -041, -049 & -057; 18-100-04-014

**INFORMATION CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

**PURPOSE:**

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. The property is located on the west side of Lawrenceville Highway, approximately 92 feet south of the southwest corner of Lawrenceville Highway and North Druid Hills Road, at 2144, 2054, 2050, and 2038 Lawrenceville Highway, 1086 Birch Road, and 2692 Sweet Briar Road, Decatur. The property has approximately 145 feet of frontage on the west side of Lawrenceville Highway, 25 feet of frontage on the terminus of Mistletoe Road, and 802 feet of frontage on the south side of Sweet Briar Road and contains 79.09 acres.

**RECOMMENDATIONS:**

**COMMUNITY COUNCIL:** (10/9/18) DEFERRAL; (6/12/18) DEFERRAL.

**PLANNING COMMISSION:** (1/8/19) WITHDRAWAL WITHOUT PREJUDICE. (11/1/18) FULL CYCLE DEFERRAL. (7/10/18) DEFER TWO CYCLES.

**PLANNING STAFF:** WITHDRAWAL WITHOUT PREJUDICE.

**PLANNING STAFF ANALYSIS:** The applicant has requested "Withdrawal". The Department of Planning

and Sustainability agrees with the request and recommends “Withdrawal without Prejudice”.

**PLANNING COMMISSION VOTE: (1/8/19) Withdrawal Without Prejudice, 8-0-0.** J. West moved and A. Atkins seconded for Withdrawal Without Prejudice. **(11/1/2018) Full cycle deferral, 6-0-0.** J. West moved, M. Butts seconded for a full cycle deferral to the January 2019 hearing. **(7/10/2018) Defer two cycles to Nov. 2018, 8-0-0.** A. Atkins moved, V. Moore seconded for a two-cycle deferral to the November cycle.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10/9/18) Deferral, 6-0-0.** The Community Council recommended deferral to allow for continued community input. **(6/12/18) Deferral, 7-0-0.** The Community Council Board supported the applicant’s request for a deferral to allow time for DRI review.