



Legislation Details (With Text)

File #: 2018-2163 **Version:** 2 **Name:**
Type: Ordinance **Status:** Preliminary Item
File created: 12/27/2018 **In control:** Board of Commissioners - Zoning Meeting
On agenda: 1/22/2019 **Final action:** 1/22/2019
Title: 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.

Indexes:

Attachments: 1. July 2018 Staff Report and Attachments, 2. November 2018 Staff Report and Attachments, 3. January 2019 Staff Report and Attachments

Date	Ver.	Action By	Action	Result
1/22/2019	2	Board of Commissioners - Zoning Meeting	withdrawn without prejudice	Pass
1/8/2019	2	Planning Commission	withdraw without prejudice	Pass
11/13/2018	2	Board of Commissioners - Zoning Meeting		
11/1/2018	2	Planning Commission	Full cycle deferral per staff recommendation	Pass
7/24/2018	2	Board of Commissioners - Zoning Meeting	deferred.	Pass
7/10/2018	2	Planning Commission	deferred for two full cycles	Pass

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.