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DEPARTMENT OF PLANNING & SUSTAINABILITY

**Manuel Maloof Auditorium
1300 Commerce Drive
Decatur, GA 30030**

**Planning Commission Meeting Date - Tuesday, July 10, 2018 6:30 P.M.
Board of Commissioners Meeting Date – Tuesday, July 24, 2018 6:30 P.M.**

AGENDA

**D.1 Z-18-22040 2018-1537 Commission District: 4 Super District: 6
 15-250-06-001, 15-250-06-002, 15-250-06-003, 15-250-06-004, 15-250-06-005, 15-250-06-006**

Application of LDG Development, LLC c/o Battle Law PC to rezone property from R-75 (Residential Medium Lot) District and O-I (Office-Institutional) District to HR-3 (High-Density Residential) District for development of 244 multi-family units at a density of 86 units per acre. The property is located on the south side of Kensington Road, approximately 303 feet east of the southeast intersection of Covington Highway and Kensington Road at 3337, 3345, 3353, 3361, 3367 and 3375 Kensington Road, Decatur, Georgia. The property has approximately 559.5 feet of frontage along the south side of Kensington Road and contains 2.83 acres.

**D.2 Z-18-22025 2018-1910 Commission District: 3 Super District: 7
 15-218-13-061**

Application of Ali Ihsan & Associates to rezone property from R-75 (Single-Family Residential) to RSM (Residential Small Lot Mix) for development of six urban single-family detached homes. The property is located on the southwest corner of Midway Road and Beech Road, at 3446 Midway Road, Decatur. The property has approximately 211.29 feet on Midway Road and 210 feet on Beech Road and contains 1.1 acres.

**D.3 SLUP-18-22123 2018-1854 Commission District: 3 Super District: 6
 15-080-07-007**

Application of Obewu Ojebe to request a Special Land Use Permit (SLUP) to allow a salvage yard within an M (Light Industrial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.44 Supplemental Regulations of the DeKalb County Code. The property is located on the east side of Moreland Avenue and the north side of Bailey Street at 2428 Moreland Avenue, Atlanta, Georgia. The property has approximately 165 feet of frontage along the east side of Moreland Avenue and approximately 321 feet of frontage along the north side of Bailey Street and contains 2 acres.

D.4 CZ-18-22125 2018-1912
15-251-01-020, 15-251-01-027, 15-251-01-028

Commission District: 4 Super District: 6

Application of Carlos Arenas for a Major Modification of conditions of zoning pursuant to CZ-15-19943, for a mixed townhome, multifamily residential, and commercial development with 29 units per acre and 14,000 square feet of commercial space, in an MU-5 (Mixed Use-5) district. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court at 3458, 3468, and 3478 Mountain Drive in Decatur. The property has approximately 358 feet of frontage on Mountain Drive and contains 9.32 acres.

NEW CASES:

N.1 Z-18-22305 2018-2155
18-283-03-039

Commission District: 1 Super District: 7

Application of Shaker J.C. Reddi to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to allow for construction of twelve (12) single-family attached fee-simple townhomes, in accordance with Section 27-4.1 of the DeKalb County Code. The property is located on the southwest side of Alton Road, approximately 596 feet south of Chamblee-Tucker Road at 3121 Alton Road, Atlanta, Georgia. The property has approximately 50 feet of frontage along Alton Road and contains 3.01 acres.

N.2 Z-18-22310 2018-2163
18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-049, 18-100-02-057, 18-100-04-014

Commission District: 2 Super District: 6

Application of LCI-SVAP NDM JV, LP c/o Kathryn M. 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. 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 78.09 acres.

N.3 SLUP-18-22311 2018-2164
18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-049, 18-100-02-057, 18-100-04-014

Commission District: 2 Super District: 6

Application of LCI-SVAP NDM JV, LP c/o Kathryn M. Zickert for a Special Land Use Permit (SLUP) 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. 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 78.09 acres.

N.4 SLUP-18-22306 2018-2091 Commission District: 3 Super District: 6
15-017-02-005

Application of ADS Trinity, LLC (dba ATL Demolition) for a Special Land Use Permit (SLUP) for a Recycling Plant with outdoor activities and storage in Tier 4 of the Bouldercrest Cedar Grove Moreland Overlay District, the Soapstone Historic District, and the M-2 (Heavy Industrial) District in accordance Chapter 27-3.39 and Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the western terminus of Lancaster Road, approximately 1,537 feet west of Old McDonough Road at 1065 Lancaster Road in Conley, Georgia. The property has approximately 150 feet of frontage along Lancaster Road and contains 8 acres.

N.5 SLUP-18-22308 2018-2189 Commission District: 3 Super District: 6
15-079-01-010

Application of GA-Graystone, LLC for a Special Land Use Permit (SLUP) for a Recycling Plant and a Recovered Materials Center in the M (Light Industrial) District in accordance Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the northeast side of Fleetwood Drive, approximately 570 feet east of Kenton Place at 1242 Fleetwood Drive in Atlanta, Georgia. The property has approximately 30 feet of frontage along Fleetwood Drive and 592 feet of frontage along the Southern Railroad Right-Of-Way and contains 8 acres.

N.6 Z-18-22285 2018-2157 Commission District: 4 Super District: 6
15-230-01-005

Application of Sam Artopoulos & R. Kyle Williams to rezone property from R-75 (Residential Medium Lot) District to HR-3 (High Density Residential-3) to build ground level retail in combination with 220 apartment units within two - 7 seven-story buildings. The property is located on the east side of Memorial Drive, approximately 207 feet south of Kensington Road at 4213 Memorial Drive, Decatur, Georgia. The property has approximately 196 feet of frontage on Memorial Drive and contains 2.3 acres.

N.7 SLUP-18-22312 2018-2190 Commission District: 4 Super District: 6
18-042-08-032

Application of Malana A. Stowers for a Special Land Use Permit (SLUP) for a home occupation with customer contact (Dog Boarding for up to three special needs dogs) in an R-100 (Single-Family Residential) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31-Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Rockbridge Heights Drive, approximately 300 feet west of Dixie Lee Lane, at 4248 Rockbridge Heights Drive in Stone Mountain, Georgia. The property has approximately 110 feet of frontage along Rockbridge Heights Drive and contains 0.25 acre.

N.8 Z-18-22314 2018-2165 Commission District: 4 Super District: 6
15-250-01-013, 15-250-01-050, 15-250-01-051, 15-250-01-052, 15-250-01-053, 15-250-01-054,
15-250-01-055, 15-250-01-056, 15-250-01-057, 15-250-01-058, 15-250-01-059, 15-250-01-060,
15-250-01-061, 15-250-01-062

Application of Century Communities of GA c/o Michelle Battle for a Major Modification of four conditions of CZ-15-19762, which conditionally rezoned property to MU-5 (Mixed Use - 5), to change the conditions regarding alleys, building materials, fencing, and building height. The property is located on the north side of Mountain Drive, approximately 302 feet west of Farrar Court, at 3360 Mountain Drive, Decatur. The property has approximately 769 feet of frontage on Mountain Drive and contains 30.5 acres.

N.9 SLUP-18-22287 2018-2166 Commission District: 5 Super District: 7
16-197-02-033

Application of Daphne L. Bailey for a Special Land Use Permit (SLUP) for a child day care facility of six or fewer children in an R-85 (Residential-Medium Lot-85) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table. The property is located on the west side of Stone Meadow Trail, approximately 264 feet from the corner of Stone Meadow Trail and Pleasant Hill Trail, at 7727 Stonemeadow Trail, Lithonia. The property has approximately 57 feet of frontage on Stone Meadow Trail and contains 0.21 acre.