



Chief Executive Officer  
Michael Thurmond

**Department of Planning & Sustainability**  
**Auditorium of the Maloof Center**  
**1300 Commerce Drive, Suite 400**  
**Decatur, GA 30030**



Andrew A. Baker, AICP  
Director

**Planning Commission Meeting Date – March 5, 2019 6:30 PM**  
**Board of Commissioners Meeting Date – March 26, 2019 6:30 PM**

**AGENDA/CASE ASSIGNMENTS**

**DEFERRED CASE(S):**

**D1      SLUP-19-1235312      2018-3071      M. FURMAN      Commission District 05 Super District 07**  
**15-033-01-071**  
**3903 SNAPFINGER RD, LITHONIA, GA 30038**

**Application of Sam & 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, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1.** The property is located on the west side of Snapfinger Road, approximately 185 feet north of Conley Downs Drive, at 3903 Snapfinger Road, Decatur. The property has approximately 97 feet of frontage on Snapfinger Road and contains 0.44 acre.

**D2      Z-19-1235327      2018-3074      K. HILL      Commission District 04 Super District 06**  
**15-219-01-007, 15-219-01-008, 15-219-01-009, 15-219-01-010, 15-219-01-011**  
**3756 COVINGTON HWY, DECATUR, GA 30032**

**Application of Ralston George to rezone from R-75 (Residential Medium Lot) District to MU-1 (Mixed Use Low Density) District to develop 60 attached townhome units, with an amenity area and approximately 40,000 square feet of retail development.** The property is located on the north side of Covington Highway beginning at the northwest intersection of Covington Highway and Porter Road at 3780, 3770, 3764, 3762 and 3756 Covington Highway, Decatur, Georgia. The property has approximately 350 feet of frontage along the north side of Covington Highway and contains 11 acres.

**D3      Z-19-1242964      2018-3075      K. HILL      Commission District 05 Super District 07**  
**16-197-03-015**  
**1746 PLEASANT HILL TRL, LITHONIA, GA 30058**

**Application of Leslie Bortier to rezone from R-85 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop 25 single-family detached residences.** The property is located on the east and south sides of Pleasant Hill Trail, approximately 667 feet north of the intersection of Pleasant Hill Trail and Pleasant Hill Road, at 1746 Pleasant Hill Trail, Lithonia, Georgia. The property has approximately 650 feet of frontage along the east side of Pleasant Hill Trail and 561 feet of frontage along the south side of Pleasant Hill Trail and contains 5.67 acres.

**NEW CASES:**

**N1**      **LP-19-1235181**      **2019-3209**      **B. BREWER**      **Commission District 05 Super District 07**  
**16-189-01-002, 16-189-01-003**  
**1422 ROCK CHAPEL RD, LITHONIA, GA 30058**

**Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND).** The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road in Lithonia, Georgia. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

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**N2**      **Z-19-1235180**      **2019-3210**      **K. HILL**      **Commission District 05 Super District 07**  
**16-189-01-002, 16-189-01-003**  
**1450 ROCK CHAPEL RD, LITHONIA, GA 30058**

**Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to M (Light Industrial) District to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space.** The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road in Lithonia, Georgia. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

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**N3**      **SLUP-19-1235326**      **2019-3211**      **J. McNEIL**      **Commission District 02 Super District 06**  
**18-154-02-154**  
**1135 CHANTILLY CRES, ATLANTA, GA 30324**

**Application of J.F. Slade to request a Special Land Use permit (SLUP) in an R-60 (Residential Small Lot) District pursuant to zoning conditions CZ-88220, to operate a home occupation with customer contact for a medical practice.** The property is located on the southwest corner of Chantilly Crescent and Chantilly Drive, at 1135 Chantilly Crescent, Atlanta, Georgia 30324. The property has 100 feet of frontage along Chantilly Crescent and contains 0.2 acre.

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**N4**      **Z-19-1243040**      **2019-3212**      **K. HILL**      **Commission District 05 Super District 07**  
**16-092-03-012**  
**1676 RICE ROAD, LITHONIA, GA 30058**

**Application of Bradford Rudolph to rezone property from R-100 (Residential Medium Lot) District to RE (Residential Estate) District to operate as an abattoir for meat processing in accessory buildings in the extreme rear yard of the single-family residence.** The property is located on the west side of Rice Road, approximately 127 feet north of South Deshon Road at 1676 Rice Road in Lithonia, Georgia. The property has approximately 500 feet of frontage along Rice Road and contains 5.61 acres.

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**N5**      **Z-19-1243041**      **2019-3213**      **M. FURMAN**      **Commission District 05 Super District 07**  
**15-196-03-008**  
**3085 LEXINGTON TER, DECATUR, GA 30035**

**Application of ALA AMBLING GROVE, LLC to rezone property from MU-4 (Mixed-Use High Density) to MR-2 (Medium Density Residential-2) for a 120-unit single-family attached townhome development at a density of 11 units per acre.** The property is located on the east side of Agape Way, approximately 364 feet south of the southeast corner of Agape Way and Redwing Circle, at 3085 Lexington Terrace, Decatur. The property has approximately 262 feet of frontage on Agape Way and contains 10.9 acres.

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**N6**     **SLUP-19-1243042**     **2019-3214**     **K. HILL**     **Commission District 05 Super District 07**  
**16-188-04-025**  
**1794 NICOLE LN, LITHONIA, GA 30058**

**Application of Claudette Lawrence to request a Special Land Use permit (SLUP) in an R-85 (Residential Medium Lot) District to operate an adult day care facility for up to six people within an existing single-family residence.** The property is located on the northeast corner of Reginald Court and Nicole Lane, approximately 195 feet south of Lowilla Lane at 1794 Nicole Lane in Lithonia, Georgia. The property has approximately 195 feet of frontage along the east side of Nicole Lane and 123 feet of frontage along the north side of Reginald Court and contains 0.6 acre.

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**N7**     **LP-19-1243107**     **2019-3330**     **L. WASHINGTON**     **Commission District 03 Super District 06**  
**15-202-03-103**  
**2602 E TUPELO ST, ATLANTA, GA 30317**

**Application of the Director of Planning & Sustainability Department to amend the Future Land Use Plan Map from SUB (Suburban) to CRC (Commercial Redevelopment Corridor) for development of 24 single-family attached townhome units and six single-family detached units.** The property is located on north side of East Tupelo Street, approximately 502 feet east of the northeast corner of East Tupelo Street and Venice Drive, at 2602 East Tupelo Street, Atlanta. The property has approximately 128 feet of frontage on East Tupelo Street and contains 5.12 acres.

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**N8**     **Z-19-1243043**     **2019-3215**     **M. FURMAN**     **Commission District 03 Super District 06**  
**15-202-03-103**  
**2602 E TUPELO ST, ATLANTA, GA 30317**

**Application of ATKM Memorial, LLC c/o J. Alexander Brock to rezone property from R-75 (Residential Medium Lot - 75) to MR-2 (Medium Density Residential-2) for development of 24 single-family attached townhome units and six single-family detached units at a density of 5.54 units per acre.** The property is located on the north side of East Tupelo Street, approximately 502 feet east of the northeast corner of East Tupelo Street and Venice Drive, at 2602 East Tupelo Street, Atlanta. The property has approximately 128 feet of frontage on East Tupelo Street and contains 5.12 acres.

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**N9**     **Z-19-1243046**     **2019-3216**     **M. FURMAN**     **Commission District 05 Super District 07**  
**16-071-09-001**  
**2387 WELLBORN RD, LITHONIA, GA 30058**

**Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) District for 124 single-family attached townhome units at a density of 8.4 units per acre.** The property is located on the north side of Wellborn Road, approximately 181 feet east of Strathmore Manor Drive, at 2387 Wellborn Road, Lithonia. The property has approximately 1,153 feet of frontage on Wellborn Road, 244.39 feet of frontage on Covington Highway and contains 14.75 acres.

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**N10 SLUP-19-1243047 2019-3217 K. HILL Commission District 01 Super District 07**  
**18-266-01-001, 18-266-01-004**  
**2891 MERCER UNIVERSITY DR, CHAMBLEE, GA 30341**

**Application of Mercer Lofts Atlanta, LLC c/o Battle Law PC to increase building height from 2 to 5 stories for student apartments above retail uses for Mercer University in an Office-Institutional (O-I) District outside an Activity Center Land Use Designation.** The property is located on the northeast side of Flowers Road, across from Hollinswood Drive on combined portions of land located at 2891 Mercer University Drive and 2930 Flowers Road, Atlanta, Georgia. The property has approximately 2,471.47 feet of frontage along the northeasterly right-of-way of Flowers Road and contains 9.9 acres.