

Planning Commission Meeting Date – Thursday, November 5, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available on DCTV's UStream link <https://video.ibm.com/channel/dctv-channel-23>

Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android:

<https://dekalbcountyga.zoom.us/j/94261560575>

Or Telephone:

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Conference code: 934462

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Board of Commissioners Meeting Date – Thursday, November 19, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available via live stream on DCTV's webpage, and on DCTVChannel23.TV.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94883110323>

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Conference code: 217687

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 pm on the date of the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov

Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1 LP-20-1244107 2020-0834 Commission District 02 Super District 06
18-196-04-029, 18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037,
18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041
2814 CLAIRMONT RD, ATLANTA, GA 30329

Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments. The property is located on the northwest corner of Clairmont Road and Briarcliff Road, approximately 120 feet south of Interstate 85 at 2794, 2778, 2804, 2806, 2810, 2814, 3080 and 3070 Clairmont Road; and 3068 Briarcliff Road in Atlanta, Georgia. The property has approximately 670 feet of frontage along Clairmont Road, approximately 196 feet of frontage on Briarcliff Road and contains 3.85 acres.

D2 Z-20-1244108 2020-0835 Commission District 02 Super District 06
18-196-04-029, 18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037,
18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041
2814 CLAIRMONT RD, ATLANTA, GA 30329

Application of Stein Investment Co., LLC c/o Dennis J Webb to request a rezoning of properties from C-1 (Local Commercial) and C-2 (General Commercial) to HR-3 (High Density Residential-3) district to allow for the construction of a mixed use development consisting of approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments. The property is located on the northwest corner of Clairmont Road and Briarcliff Road, approximately 120 feet south of Interstate 85 at 2794, 2778, 2804, 2806, 2810, 2814, 3080 and 3070 Clairmont Road; and 3068 Briarcliff Road in Atlanta, Georgia. The property has approximately 670 feet of frontage along Clairmont Road, approximately 196 feet of frontage on Briarcliff Road and contains 3.85 acres.

NEW CASES:

N1 SLUP-20-1244121 2020-1163 Commission District 05 Super District 07
16-070-08-039
5797 MARBUT RD, LITHONIA, GA 30058

Application of Halim Najib for a Special Land Use Permit (SLUP) to operate a Child Caring Institution for teenage mothers in an MR-1 (Medium Density Residential-1) District, in accordance with Chapter 27 of the DeKalb County Code, Table 4.1 Use Table. The property is located on the south side of Marbut Road, approximately 655 feet west of Clayton Ridge, at 5797 Marbut Road, Lithonia Georgia. The property has approximately 72 feet of frontage on Marbut Road and contains 0.29 acre.

N2 SLUP-20-1244230 2020-1166 Commission District 05 Super District 07
16-060-03-039
1880 SINGER WAY, LITHONIA, GA 30058

Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 2-4.2.41 Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Singer Way, approximately 116 feet east of Taffeta Trail, at 1880 Singer Way in Lithonia, Georgia. The property has approximately 129 feet of frontage along Singer Way and contains 0.34 acre.

N3 Z-20-1244231 2020-1167 Commission District 05 Super District 07
15-228-01-003; 15-228-01-005; 15-228-01-093; 15-288-01-094
1014 ELDER LN, STONE MOUNTAIN, GA 30083

Application of Kaplan Residential to rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development. The property is located on the west side of Elder Lane and the north side of Redan Road, at 1014 and 1015 Elder Lane and 3892 and 3960 Redan Road, Stone Mountain, Georgia. The property has approximately 1,175 feet of frontage along Redan Road and approximately 908 feet of frontage along Elder Lane and contains 19.98 acres.

N4 SLUP-20-1244236 2020-1169 Commission District 04 Super District 06
18-012-13-001, 18-012-13-002, 18-012-13-003, 18-012-13-004, 18-012-13-005,
18-012-13-006, 18-012-13-007, 18-012-13-008, 18-012-13-009, 18-012-13-010,
18-012-13-011, 18-012-13-013, 18-012-13-015, 18-012-13-020, 18-012-13-021
4775 MEMORIAL DR, DECATUR, GA 30032

Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow an alcohol outlet within a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.8 Supplemental Regulations of the DeKalb County Code. The property is located on the east side of Memorial Drive and the north side of Collingwood Drive at 4729, 4731, 4745, 4737, 4744, 4759, 4761, 4763, 4765, 4767, 4773, 4775, and 4777 Memorial Drive in Decatur, Georgia. The property has approximately 916 feet of frontage along Memorial Drive and 140 feet of frontage along Collingwood Drive and contains 5.32 acres.

N5 SLUP-20-1244237 2020-1170 Commission District 04 Super District 06
18-012-13-001, 18-012-13-002, 18-012-13-003, 18-012-13-004, 18-012-13-005,
18-012-13-006, 18-012-13-007, 18-012-13-008, 18-012-13-009, 18-012-13-010,
18-012-13-011, 18-012-13-013, 18-012-13-015, 18-012-13-020, 18-012-13-021
4775 MEMORIAL DR, DECATUR, GA 30032

Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps for a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.28 Supplemental Regulations of the DeKalb County Code. The property is located on the east side of Memorial Drive and the north side of Collingwood Drive at 4729, 4731, 4745, 4737, 4744, 4759, 4761, 4763, 4765, 4767, 4773, 4775, and 4777 Memorial Drive in Decatur, Georgia. The property has approximately 916 feet of frontage along Memorial Drive and 140 feet of frontage along Collingwood Drive and contains 5.32 acres.

N6 Z-20-1244238 2020-1171 Commission District 04 Super District 06
18-121-02-001, 18-121-12-007
4549 ERSKINE RD, CLARKSTON, GA 30021

Application of Lennar Corporation c/o Battle Law P.C. to rezone properties from R-85 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to construct up to 63 urban detached townhomes at a density of 5.2 units per acre. The property is located on the south side of Erskine Road, the west side of Oakmont Drive, and the northeastern terminus of Oakmont Drive, approximately 430 feet west of Rays Road at 4549 Erskine Road and 1247 Oakmont Drive in Clarkston, Georgia. The property has approximately 288 feet of frontage along Erskine Road and 250 feet of frontage along Oakmont Drive and contains 12.11 acres.

N7 SLUP-20-1244241 2020-1172
18-191-01-010
1896 LUDOVIE LN, DECATUR, GA 30033

Commission District 01 Super District 07

Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home. The property is located on the west side of Ludovie Lane, approximately 364 feet north of LaVista Road, at 1896 Ludovie Lane in Decatur, Georgia. The property has approximately 153 feet of frontage along Ludovie Lane and contains 1.02 acres.

N8 SLUP-20-1244242 2020-1174
15-159-09-007, 15-159-09-071
2030 WESLEY CHAPEL RD, DECATUR, GA 30035

Commission District 05 Super District 07

Application of Shy Temple CME Church, Inc. for a Special Land Use Permit in the R-85 (Residential Medium Lot--85) District to expand a place of worship approved pursuant to SLUP-19-1243513 by constructing the new sanctuary on expanded property, in accordance with Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1. The property is located on the east side of Wesley Chapel Road, at 2030 and 2020 Wesley Chapel Road, Decatur, GA. The property has approximately 372 feet of frontage on the east side of Wesley Chapel Road and contains 12 acres.

N9 TA-20-1244234 2020-1175

Commission District 03 Super District 06

Application of the Director of Planning and Sustainability to amend Section 27-3.39.3 (Permitted Uses and Structures) of the Bouldercrest-Cedar Grove-Moreland Overlay District to modify, add, or delete permitted land uses, prohibited land uses, land uses allowed by Special Land Use Permit, and land uses allowed by Special Administrative Permit, and to amend Section 27-9.1.3 (Definitions) to create definitions including major truck repair, minor truck repair, self-storage mini, and self-storage multi, and to create Section 27-3.39.8 (Supplemental Regulations) to create Supplemental Regulations for various land uses within the Bouldercrest-Cedar Grove-Moreland Overlay District, and for other purposes. The properties are located within the boundaries of the Bouldercrest-Cedar Grove-Moreland Overlay District.

N10 TA-20-1244276 2020-1183

County-wide (All Districts)

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2.11.2. Dimensional Requirements. To amend Table 2.4 Medium and High-Density Residential Zoning Districts Dimensional Requirements to allow 500 square foot minimum unit size in multi-family zoning districts HR-2 and HR-3. This text amendment is County-wide.

N11 TA-20-1244277 2020-1184

County-Wide (All Districts)

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. Defined Terms for Self-Storage and Mini-warehouse, and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse. This text amendment is County-wide.

N12 TA-20-1244271 2020-1188

County-wide (All Districts)

Application of the Director of Planning & Sustainability for a text amendment to adopt the 2021 Zoning Calendar and Resolution. This text amendment affects all districts.

N13 Briarcliff-Clairmont Small Area Plan (SAP) 2020-1325 Commission District 02 Super District 06
18-196-04-029, 18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037,
18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041
2814 CLAIRMONT RD, ATLANTA, GA 30329

Application of Stein Investment Co., LLC c/o Dennis J Webb request for adoption of a new small area plan for the Clairmont and Briarcliff Road Neighborhood Center area. The property is located on the northwest corner of Clairmont Road and Briarcliff Road, approximately 120 feet south of Interstate 85 at 2794, 2778, 2804, 2806, 2810, 2814, 3080 and 3070 Clairmont Road; and 3068 Briarcliff Road in Atlanta, Georgia. The property has approximately 670 feet of frontage along Clairmont Road, approximately 196 feet of frontage on Briarcliff Road and contains 3.85 acres.