

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**Planning Commission Meeting Date – Tuesday, March 2, 2021 5:30 P.M.**  
**Planning Commission Meeting Date – Thursday, March 4, 2021 5:30 P.M.**  
**Board of Commissioners Meeting Date – Thursday, March 25, 2021 5:30 P.M.**

**Community Council Meeting Date –Wednesday, February 10, 2021 5:30 P.M.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/82639987267>

Or Telephone Dial:  
8882709936 (US Toll Free)  
Conference code: 272416

Find local AT&T

Numbers: <https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=2532158782&accessCode=272416>

Or Skype for Business (Lync):  
<https://dekalbcountyga.zoom.us/skype/82639987267>

### AGENDA

#### DEFERRED CASES:

**D1 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.

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**D2 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.

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**D3 TA-21-1244279 2020-1543 County-Wide (All Districts)**

Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.

**NEW CASES:**

**N1      TA-21-1244539                      2021-2108    County-Wide (All Districts)**

Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989. The properties are located within the areas of unincorporated DeKalb County. This text amendment is County-wide.

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**N20      Z-21-1244587                      2021-2127    Commission District 03 Super District 06**  
**15-087-01-005**  
**2670 CLIFTON SPRINGS RD, DECATUR, GA 30034**

Application of AC Johnson to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small-Lot Residential Mix) to allow a townhome development. The property is located on the north side of Clifton Springs Road, approximately 195 feet east of Clifton Springs Court, at 2670 Clifton Springs Road (a.k.a. 2680 Clifton Springs Road), Decatur. The property has approximately 372 feet of frontage on Clifton Springs Road and contains 6.31 acres.