

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 –Tuesday, February 16, 2021 5:30 P.M.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/84503548646>

Or Telephone:

Dial:

USA 602 333 0032

USA 8882709936 (US Toll Free)

Conference code: 934462

Find local AT&T

Numbers: <https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=6023330032&accessCode=934462>

Or Skype for Business (Lync):

<https://dekalbcountyga.zoom.us/skype/84503548646>

### AGENDA

#### **DEFERRED CASES:**

<b>D2</b>	<b>TA-20-1244277</b>	<b>2020-1184</b>	<b>County-Wide (All Districts)</b>
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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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<b>D3</b>	<b>TA-21-1244279</b>	<b>2020-1543</b>	<b>County-Wide (All Districts)</b>
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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:**

<b>N1</b>	<b>TA-21-1244539</b>	<b>2021-2108</b>	<b>County-Wide (All Districts)</b>
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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.

**N2      LP-21-1243933      2021-2109      Commission District 04 Super District 06**  
**18-011-06-001, 18-011-06-004, 18-011-06-005, 18-011-06-006, 18-011-06-007**  
**3581 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30083**

Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Neighborhood Center (NC) to allow the construction of single-family attached townhomes. The property is located on the south side of Rockbridge Road and the east side of Interstate 285, at 3605, 3611, 3599, 3593, & 3581 Rockbridge Road, Stone Mountain. The property has approximately 623 feet of frontage on Rockbridge Road and contains 4.8 acres.

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**N3      Z-21-1243934      2021-2110      Commission District 04 Super District 06**  
**18-011-06-001, 18-011-06-004, 18-011-06-005, 18-011-06-006, 18-011-06-007**  
**3581 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30083**

Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes. The property is located on the south side of Rockbridge Road and the east side of Interstate 285, at 3605, 3611, 3599, 3593, & 3581 Rockbridge Road, Stone Mountain. The property has approximately 623 feet of frontage on Rockbridge Road and contains 4.8 acres.

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**N12      SLUP-21-1244249      2021-2119      Commission District 04 Super District 07**  
**18-035-01-001**  
**5942 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30087**

Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, international visitor guest house, gymnasium, educational garden, grounds keeper quarters, and religious education facilities. The property is located on the northwest corner of Rockbridge Road and Mountain Park Trail, at 5942 Rockbridge Road, Stone Mountain. The property has approximately 280 feet of frontage on Rockbridge Road, 480 feet of frontage on Mountain Park Trail and contains 3 acres.

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**N13      Z-21-1244531      2021-2120      Commission District 04 Super District 06**  
**18-045-08-001, 18-045-08-003, 18-045-08-004, 18-045-08-005, 18-045-08-006,**  
**18-045-08-007, 18-045-08-008, 18-045-08-095**  
**671 NORTHERN AVE, CLARKSTON, GA 30021-1915**

Application of Inline Communities LLC c/o Battle Law to rezone properties from R-75 (Residential-Medium Lot-75) and MR-2 (Medium Density Residential-2) District to RSM (Small Lot Residential Mix) District to construct townhomes and single-family detached residences. The property is located on the east side of Northern Avenue, and the northern terminus of Creekview Drive, approximately 140 feet south of Indian Creek Way, at 671, 657, 635, 655, 649, 641, 631, and 623 Northern Avenue, Clarkston. The property has approximately 603 feet of frontage on Northern Avenue and contains 22 acres.

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