

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 –Monday, February 8, 2021 5:30 P.M.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86042398110>

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/86042398110>

AGENDA

DEFERRED CASES:

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.

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.

N4 LP-21-1244555 2021-2111 Commission District 05 Super District 07
15-162-04-008
5011 COVINGTON HWY, DECATUR, GA 30035

Application of Sang Gloamy L Morris to amend the Land Use Plan on property from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow a range of commercial uses. The property is located on the south side of Covington Highway, approximately 1,083 feet east of Wesley Chapel Road, at 5011 Covington Highway, Decatur. The property has 100 feet of frontage on Covington Highway and contains 0.61 acre.

N5 Z-21-1244408 2021-2112 Commission District 05 Super District 07
15-162-04-008
5011 COVINGTON HWY, DECATUR, GA 30035

Application of Sang Gloamy L Morris to rezone property from R-85 (Residential-Medium Lot-85) District to C-2 (General Commercial) District to allow a range of commercial uses. The property is located on the south side of Covington Highway, approximately 1,083 feet east of Wesley Chapel Road at 5011 Covington Highway, Decatur. The property has approximately 100 feet of frontage on Covington Highway and contains 0.61 acre.

N6 LP-21-1244580 2021-2113 Commission District 05 Super District 07
16-168-01-008
2346 PINE MOUNTAIN ST, LITHONIA, GA 30058

Application of Joseph Cooley, Esq. to amend the Future Land Use Plan from Suburban (SUB) to Light Industrial (LIND). The property is located on the east side of Pine Mountain Street, approximately 20 feet north of Pine Mountain Road, at 2346 Pine Mountain Street, Lithonia. The property has approximately 78 feet of frontage on Pine Mountain Street and contains 1.2 acres.

N7 Z-21-1244581 2021-2114 Commission District 05 Super District 07
16-168-01-008
2346 PINE MOUNTAIN ST, LITHONIA, GA 30058

Application of Joseph Cooley, Esq. to rezone property from RE (Residential Estate) District to M-1 (Light Industrial) District to allow future light industrial and/or commercial uses. The property is located on the east side of Pine Mountain Street, approximately 20 feet north of Pine Mountain Road, at 2346 Pine Mountain Street, Lithonia. The property has approximately 78 feet of frontage on Pine Mountain Street and contains 1.2 acres.

N10 LP-21-1244541 2021-2117 Commission District 05 Super District 07
16-167-08-010
2328 PINE MOUNTAIN ST, LITHONIA, GA 30058

Application of Aiesha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes. The property is located on the east side of Pine Mountain Street, approximately 224 feet north of Pine Mountain Road, at 2328 Pine Mountain Street, Lithonia. The property has approximately 110 feet of frontage on Pine Mountain Street and contains 0.79 acre.

N11 Z-21-1244542 2021-2118 Commission District 05 Super District 07
16-167-08-010
2328 PINE MOUNTAIN ST, LITHONIA, GA 30058

Application of Aiesha Thomas to rezone property from M-1 (Light Industrial) District to MR-1 (Medium Density Residential-1) District to allow the construction of three single-family attached townhomes. The property is located on the east side of Pine Mountain Street, approximately 290 feet north of Pine Mountain Road, at 2328 Pine Mountain Street, Lithonia. The property has approximately 110 feet of frontage on Pine Mountain Street and contains 0.79 acre.

N15 Z-21-1244544 2021-2122
16-037-02-007, 16-037-02-008
1762 PANOLA RD, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application of Mustaq Moosa to rezone properties from R-100 (Residential-Medium Lot-100) District to C-1 (Local Commercial) District to construct a convenience store with accessory fuel pumps and alcohol outlet. The property is located on the northeast intersection of Panola Road and Young Road, at 1762 and 1744 Panola Road, Stone Mountain. The property has approximately 328 feet of frontage on Young Road, 347 feet of frontage on Panola Road and contains 1.38 acres.

N16 SLUP-21-1244547 2021-2123
16-037-02-007, 16-037-02-008
1762 PANOLA RD, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow fuel pumps as an accessory use in the C-1 (Local Commercial) District in accordance with Table 4.1 Use Table. The property is located on the northeast intersection of Panola Road and Young Road, at 1762 and 1744 Panola Road, Stone Mountain. The property has approximately 328 feet of frontage on Young Road, 347 feet of frontage on Panola Road and contains 1.38 acres.

N17 SLUP-21-1244548 2021-2124
16-037-02-007, 16-037-02-008
1762 PANOLA RD, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow alcohol sales as an accessory use in the C-1 (Local Commercial) District. The property is located on the northeast intersection of Panola Road and Young Road, at 1762 and 1744 Panola Road, Stone Mountain. The property has approximately 328 feet of frontage on Young Road, 347 feet of frontage on Panola Road and contains 1.38 acres.

N19 SLUP-21-1244575 2021-2126
15-130-08-074
4552 DORSET CIR, DECATUR, GA 30035

Commission District 05 Super District 07

Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow to allow for a transitional home for displaced boys in the R-85 (Residential-Medium Lot-85) District. The property is located on east side of Dorsett Circle, at 4552 Dorsett Circle, Decatur. The property has approximately 95 feet of frontage on Dorsett Circle and contains 0.37 acre.