

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

### Planning Commission Meeting Date – Tuesday, March 2, 2021 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: Dial:  
USA 8882709936 (US Toll Free)  
Conference code: 934462

Find local AT&T  
Numbers: <https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=2532158782&accessCode=934462>

Or Skype for Business (Lync): <https://dekalbcountyga.zoom.us/skype/94261560575>

### Board of Commissioners Meeting Date – Thursday, March 25, 2021 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>

Or Telephone: Dial:  
USA 602 333 0032  
USA 8882709936 (US Toll Free)  
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](mailto:plansustain@dekalbcountyga.gov)  
Email the DeKalb County Board of Commissioners at [PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)

## 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.

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### 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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**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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<b>N4</b>	<b>LP-21-1244555</b>	<b>2021-2111</b>	<b>Commission District 05 Super District 07</b>
	<b>15-162-04-008</b>		
	<b>5011 COVINGTON HWY, DECATUR, GA 30035</b>		

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.

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

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.

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

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.

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

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.

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<b>N8</b>	<b>TA-21-1244599</b>	<b>2021-2115</b>	<b>Commission District 02 Super District 06</b>
	<b>N. DRUID HILLS BRIARCLIFF NODE</b>		
	<b>ATLANTA, GA 30329</b>		

Application of the Director of Planning and Sustainability to adopt an update to the Briarcliff Node of the North Druid Hills Livable Centers Initiative Plan. The properties are located within the North Druid Hills LCI study area as defined by the boundary of the Briarcliff node.

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<b>N9</b>	<b>Z-21-1244535</b>	<b>2021-2116</b>	<b>Commission District 02 Super District 06</b>
	<b>18-152-01-005, 18-152-01-006, 18-152-01-054</b>		
	<b>2490 N DRIUD HILLS RD, ATLANTA, GA 30329</b>		

Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential-Medium Lot-85) District to HR-2 (High Density Residential-2) District to allow multi-family apartments. The property is located on the northeast intersection of North Druid Hills Road and Mount Mariah Road at 2490 North Druid Hills Road, and 1600 and 1613 Mount Mariah Road, Atlanta. The property has approximately 262 feet of frontage on Mount Mariah Road and contains 5.6 acres.

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**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.

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**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.