

Planning Commission Meeting Date – Tuesday, March 2, 2021 5:30 PM

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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.

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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 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.

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.

**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.

**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.

**N4 LP-21-1244555 2021-2111
15-162-04-008
5011 COVINGTON HWY, DECATUR, GA 30035**

Commission District 05 Super District 07

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
15-162-04-008
5011 COVINGTON HWY, DECATUR, GA 30035**

Commission District 05 Super District 07

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
16-168-01-008
2346 PINE MOUNTAIN ST, LITHONIA, GA 30058**

Commission District 05 Super District 07

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
16-168-01-008
2346 PINE MOUNTAIN ST, LITHONIA, GA 30058**

Commission District 05 Super District 07

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.

**N8 TA-21-1244599 2021-2115
N. DRUID HILLS BRIARCLIFF NODE
ATLANTA, GA 30329**

Commission District 02 Super District 06

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.

**N9 Z-21-1244535 2021-2116
18-152-01-005, 18-152-01-006, 18-152-01-054
2490 N DRIUD HILLS RD, ATLANTA, GA 30329**

Commission District 02 Super District 06

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.

**N10 LP-21-1244541 2021-2117
16-167-08-010
2328 PINE MOUNTAIN ST, LITHONIA, GA 30058**

Commission District 05 Super District 07

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
16-167-08-010
2328 PINE MOUNTAIN ST, LITHONIA, GA 30058**

Commission District 05 Super District 07

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.

Planning Commission Meeting Date – Thursday, March 4, 2021 5:30 PM

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Board of Commissioners Meeting Date – Thursday, March 25, 2021 5:30 PM

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AGENDA

NEW CASES:

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.

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.

N14 SLUP-21-1244540 2021-2121 Commission District 02 Super District 06
18-195-09-020
2047 N RIDGEWAY RD, ATLANTA, GA 30345

Application of Glory Be, Inc. requesting a Special Land Use Permit (SLUP) to allow a Home Occupation with Customer Contact (hair salon) within an existing single-family home in the R-100 (Residential-Medium Lot-100) District, in accordance with Chapter 27, Article 4, Use Table 4.1. The property is located on the northeast side of North Ridgeway Road, approximately 150 feet east of Fisher Trail, at 2047 North Ridgeway Road in Atlanta. The property has approximately 100 feet of frontage on North Ridgeway Road and contains 0.71 acre.

N15 Z-21-1244544 2021-2122 Commission District 05 Super District 07
16-037-02-007, 16-037-02-008
1762 PANOLA RD, STONE MOUNTAIN, GA 30088

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 Commission District 05 Super District 07
16-037-02-007, 16-037-02-008
1762 PANOLA RD, STONE MOUNTAIN, GA 30088

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.

N18 SLUP-21-1244574 2021-2125
18-103-05-022
1923 CLAIRMONT RD, DECATUR, GA 30033

Commission District 02 Super District 06

Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District. The property is located on the southeast corner of Clairmont Road and North Williamsburg Drive, at 1923 Clairmont Road, Decatur. The property has approximately 200 feet of frontage on Clairmont Road, 233 feet of frontage on North Williamsburg Drive and contains 1 acre.

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 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.

N20 Z-21-1244587 2021-2127
15-087-01-005
2670 CLIFTON SPRINGS RD, DECATUR, GA 30034

Commission District 03 Super District 06

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.