

## DEPARTMENT OF PLANNING & SUSTAINABILITY

**Planning Commission Meeting Date – Tuesday, May 4, 2021 5:30 P.M.**  
**Planning Commission Meeting Date – Thursday, May 6, 2021 5:30 P.M.**  
**Board of Commissioners Meeting Date – Thursday, May 27, 2021 5:30 P.M.**

**Community Council Meeting Date –Wednesday, April 14, 2021 5:30 P.M.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/84641196352>

Or Telephone:

Dial:

USA 8882709936 (US Toll Free)

Conference code: 272416

Find local AT&T Numbers:

<https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=6023330032&accessCode=272416>

Or Skype for Business (Lync):

<https://dekalbcountyga.zoom.us/skype/84641196352>

### AGENDA

#### DEFERRED CASES:

**D1. TA-21-1244414 2020-1546 County-Wide (All Districts)**

Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to Section 9.1.3 (Definitions), Section 4.1.3 (Land Use Table), and Section 4.2 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to automobile land uses, and for other purposes. This text amendment is County-wide.

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**D2. 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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#### NEW CASES:

**N4. SLUP-21-1244670 2021-2427 Commission District 03 Super District 06**  
**15-041-01-152**  
**2902 CEDAR TRACE DR, ELLENWOOD, GA 30294**

Application of Erica Stewart to request a Special Land Use Permit (SLUP) to allow a child day care facility for up to six children within an existing single-family home within the RSM (Small Lot Residential Mix) District. The property is located on the southeast side of Cedar Trace Drive, approximately 427 feet south of Cedar Trace Lane, at 2902 Cedar Trace Drive in Ellenwood, Georgia. The property has approximately 65 feet of frontage along Cedar Trace Drive and contains 0.4 acre.

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**N5. Z-21-1244671 2021-2428**  
**15-061-03-001**  
**4743 FLAT SHOALS PKWY, DECATUR, GA 30034**

**Commission District 03 Super District 07**

Application of DR Horton Inc, c/o Battle Law, P.C. to rezone properties from O-I (Office-Institutional) District to MR-1 (Medium Density Residential-1) District to construct 120 single-family attached townhomes. The property is located on the south side of Flat Shoals Parkway, approximately 663 feet west of Wesley Chapel Road, at 4743 Flat Shoals Parkway in Decatur, Georgia. The property has approximately 837 feet of frontage along Flat Shoals Parkway and contains 17.52 acres.

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**N7. TA-21-1244820 2021-2458**

**Commission Districts 03 & 05; Super Districts 06 & 07**

Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to Section 3.33 (I-20 Corridor Compatible Use Overlay District), Section 9.1.3 (Definitions), and Section 4.2.59 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to Neighborhood Fulfillment Center. This amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.