

## Planning Commission Meeting Date – Tuesday, May 4, 2021 5:30 PM

(This meeting will be held via Zoom.)

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

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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, May 27, 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

#### NEW CASES:

<b>N1.</b>	<b>Z-21-1244664</b>	<b>2021-2424</b>	<b>Commission District 04 Super District 06</b>
	<b>18-116-01-031</b>		
	<b>2382 LAWRENCEVILLE HWY, DECATUR, GA 30033</b>		

Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes. The property is located on the west side of Lawrenceville Highway, opposite Robinhood Road, at 2382 Lawrenceville Highway in Decatur, Georgia. The property has approximately 282 feet of frontage along Lawrenceville Highway and contains 0.81 acre.

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**N2. CZ-21-1244668 2021-2425 Commission District 05 Super District 07**  
**15-096-02-002, 15-096-02-009, 15-096-02-010, 15-096-02-040, 15-096-02-071**  
**3138 SNAPFINGER RD, DECATUR, GA 30034**

Application of Raw Properties, Inc. c/o Michelle Battle for a Major Modification to zoning conditions pursuant to CZ-18-22045 to add a condition to allow a restaurant on-site in the C-1 (Local Commercial) District. The property is located on the east side of Snapfinger Road, approximately 150 feet south of Beech Valley Lane, at 3138, 3158, 3186, 3148, and 3224 Snapfinger Road in Decatur, Georgia. The property has approximately 790 feet of frontage along Snapfinger Road and contains 6.89 acres.

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**N3. Z-21-1244669 2021-2426 Commission District 04 Super District 06**  
**18-067-03-011**  
**3720 JAMIESON PL, CLARKSTON, GA 30021**

Application of Amanda Woodruff to rezone property from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes. The property is located on the north side of Jamison Place and the west side of Market Street, at 3720 Jamison Place in Clarkston, Georgia. The property has approximately 193 feet of frontage along Jamison Place and 100 feet of frontage along Market Street and contains 0.44 acre.

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**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 Commission District 03 Super District 07**  
**15-061-03-001**  
**4743 FLAT SHOALS PKWY, DECATUR, GA 30034**

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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**N6. CZ-21-1244672 2021-2429 Commission District 05 Super District 07**  
**15-195-08-035**  
**1630 S. INDIAN CREEK DR, STONE MOUNTAIN, GA 30083**

Application of Sarah Powell for a Major Modification to zoning conditions pursuant to CZ-96024 to allow a Place of Worship on property within the O-I (Office-Institutional) District. The property is located on the southeast side of South Indian Creek Drive, approximately 550 feet north of Covington Highway, at 1630 South Indian Creek Drive in Stone Mountain, Georgia. The property has approximately 150 feet of frontage along South Indian Creek Drive and contains 1.11 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.

**Planning Commission Meeting Date – Thursday, May 6, 2021 5:30 PM**

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**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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**D3. 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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**D4. 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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**D5. LP-21-1244541 2021-2117 Commission District 05 Super District 07  
16-167-08-010  
2328 PINE MOUNTAIN ST, LITHONIA GA 30058**

Application of Aisha 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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**D6. Z-21-1244542 2021-2118 Commission District 05 Super District 07  
16-167-08-010  
2328 PINE MOUNTAIN ST, LITHONIA GA 30058**

Application of Aisha Thomas to rezone property from M (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.

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**D7. 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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**D8      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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**D9      SLUP-21-1244574                      2021-2125    Commission District 02 Super District 06**  
**18-103-05-022**  
**1923 CLAIRMONT RD, DECATUR, GA 30033**

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.

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**D10     SLUP-21-1244575                      2021-2126    Commission District 05 Super District 07**  
**15-130-08-074**  
**4552 DORSET CIR, DECATUR, GA 30035**

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