

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

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, 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

Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

AGENDA

NEW CASES:

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

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.

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.

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.

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.

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.

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.

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.