

## Planning Commission Meeting Date – Thursday, May 6, 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](mailto:plansustain@dekalbcountyga.gov)

Email the DeKalb County Board of Commissioners at [PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)

### 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.