

**Planning Commission Meeting Date – Thursday, July 8, 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, July 29, 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-21-1244279 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.

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**D2. 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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**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 Regional Center (RC) to allow the construction of single-family attached townhomes and single-family cottages. 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 and single-family cottages. 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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**NEW CASES:**

**N1. Z-21-1244885 2021-2638 Commission District 02 Super District 06  
18-100-04-019  
3795 NORTH DRUID HILLS ROAD, DECATUR, GA 30033**

Application of David Kirk to rezone property from NS (Neighborhood Shopping) District to C-1 (Local Commercial) District to allow for development of a new drive-through restaurant. The property is located on the southeast corner of North Druid Hills Road and Birch Road, at 3795 North Druid Hills Road, Decatur, GA. The property has 233 feet of frontage on North Druid Hills Road and 198 feet of frontage on Birch Road and contains 1.04 acres.

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**N2. SLUP-21-1244886 2021-2639 Commission District 02 Super District 06  
18-100-04-019  
3795 NORTH DRUID HILLS ROAD, DECATUR, GA 30033**

Application of David Kirk to request a Special Land Use Permit (SLUP) to allow a drive through facility in Town Center Character Area. The property is located on the southeast corner of North Druid Hills Road and Birch Road, at 3795 North Druid Hills Road, Decatur, GA. The property has 233 feet of frontage on North Druid Hills Road and 198 feet of frontage on Birch Road and contains 1.04 acres.

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**N3. Z-21-1244892 2021-2640 Commission District 03 Super District 07  
12-253-03-002  
5035 FLAKES MILL RD, ELLENWOOD, GA 30294**

Application of Neville Allison to rezone property from R-100 (Residential Medium Lot-100) District to R-60 (Residential Small Lot-60) District to develop a 76-unit single-family residential subdivision. The property is located on the northwest side of Flakes Mill Road, approximately 472 feet northeast of Tara Woods Drive, at 5035 Flakes Mill Road, Ellenwood, GA. The property has approximately 409 feet of frontage on the northwest side of Flakes Mill and contains 27 acres.

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**N4.      Z-21-1244893                      2021-2641    Commission District 04 Super District 06**  
**18-095-03-005, 18-095-03-006, 18-095-03-008, 18-095-03-009, 18-095-03-090, 18-095-03-094**  
**3943 NORMAN RD, STONE MOUNTAIN, GA 30083**

Application of Mosaic Communities c/o Battle Law to rezone properties from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to allow single-family cottages, duplexes, and triplexes. The property is located on south side of Norman Road, approximately 292 feet west of Viking Drive and at the terminus of Spartan Lane at 3943, 4021, 4029, 4039, 4069, and 4083 Norman Road in Stone Mountain, Georgia. The property has approximately 775 feet of frontage along Norman Road and contains 35 acres.

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**N5.      SLUP-21-1244895                      2021-2642    Commission District 03 Super District 06**  
**15-137-03-028**  
**2445 CANDLER RD, DECATUR, GA 30032**

Application of Benjie Williams to request a Special Land Use Permit (SLUP) to allow a transitional housing facility for up to 12 residents within Tier 2 of the I-20 Overlay District and the MR-2 (Medium Density Residential-2) District. The property is located on the west side of Candler Road, approximately 155 feet north of Kelly Lake Road, at 2445 Candler Road in Decatur, Georgia. The property has approximately 88 feet of frontage along Candler Road and contains 0.3 acre.

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**N6.      SLUP-21-1244899                      2021-2643    Commission District 03 Super District 06**  
**15-084-05-068**  
**3008 ROLLINGWOOD LN, ATLANTA, GA 30316**

Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential - 75) District, in accordance with Table 4.1, Use Table. The property is located on the east side of Rollingwood Lane, approximately 355 feet northeast of Rollingwood Drive, at 3008 Rollingwood Lane, SE, Atlanta, GA. The property has approximately 65 feet of frontage and contains 0.35 acre.

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**N7.      TA-21-1244945                      2021-2644    Commission District 04 & 05 Super District 07**

Application of the Director of Planning & Sustainability for an amendment to the text of Section 27-3.37.9 and 27-3.37.10 of Tier 2 of the Hidden Hills Overlay District, to prohibit late-night establishments, and for other purposes.

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**N8.      TA-21-1244999                      2021-2645    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 27- 3.33 (I-20 Corridor Compatible Use Overlay District), Section 27-3.33.5. Principal uses and structures, and Section 27-3.33.6. Prohibited uses of the DeKalb County Zoning Ordinance, relating to temporary produce stands. This text amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.