

**Planning Commission Meeting Date – Thursday, July 8, 2021 5:30 P.M.**  
**Board of Commissioners Meeting Date – Thursday, July 29, 2021 5:30 P.M.**

**Community Council Meeting Date –Tuesday, June 15, 2021 5:30 P.M.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/83221372542>

Or Telephone:

Dial:

USA 602 333 0032

USA 8882709936 (US Toll Free)

Conference code: 606146

Find local AT&T

Numbers: <https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=6023330032&accessCode=606146>

## 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:**

**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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**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.