

Planning Commission Meeting Date – Thursday, September 9, 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, September 30, 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

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.

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.

NEW CASES:

N1. SLUP-21-1245054 2021-2900

Commission District 02 Super District 06

18-149-02-011

2757 LAVISTA RD, DECATUR, GA 30033

Application of Richard Adams to request a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) within an existing grocery store (Oak Grove Market) in the C-1 (Local Commercial) district, in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the southwest corner of LaVista Road and Oak Grove Drive, at 2757 LaVista Road in Decatur, Georgia. The property has 180 feet of frontage along LaVista Road and 290 feet of frontage along Oak Grove Road and contains 1.3 acres.

N2. Z-21-1245055 2021-2901

Commission District 05 Super District 07

16-037-02-007, 16-037-02-008

1762 PANOLA RD, STONE MOUNTAIN, GA 30088

Application of Mustaq Moosa to rezone properties from R-100 (Single-Family Residential) District to C-1 (Local Commercial) District to construct a neighborhood shopping center. The property is located on the northeast intersection of Panola Road and Young Road, at 1762 and 1744 Panola Road in Stone Mountain, Georgia. The property has approximately 304 feet of frontage along Young Road and 347 feet of frontage along Panola Road and contains 1.38 acres.

N3. LP-21-1245063 2021-2904

Commission District 02 Super District 06

18-111-05-002, 18-111-05-003

2784 N DRUID HILLS RD, ATLANTA, GA 30329

Application of PEC c/o Doug Linneman to amend the Future Land Use Map from Suburban (SUB) to Town Center (TC) to allow the construction of new multi-family apartments. The property is located on the east side of North Druid Hills Road, approximately 118 feet south of Fama Drive, at 2784 and 2790 North Druid Hills Road in Atlanta, Georgia. The property has approximately 200 feet of frontage along North Druid Hills Road and contains 0.9 acre.

N4. Z-21-1245064 2021-2905

Commission District 02 Super District 06

18-111-05-002, 18-111-05-003

2784 N DRUID HILLS RD, ATLANTA, GA 30329

Application of PEC c/o Doug Linneman to request a rezoning from R-100 (Residential Medium Lot) to MR-2 (Medium Density Residential-2) District to allow the construction of new multi-family apartments. The property is located on the east side of North Druid Hills Road, approximately 118 feet south of Fama Drive at 2784 and 2790 North Druid Hills Road in Atlanta, Georgia. The property has approximately 200 feet of frontage along North Druid Hills Road and contains 0.9 acre.

N5. SLUP-21-1245065 2021-2906 Commission District 02 Super District 06
18-051-09-003
2118 N DECATUR RD, DECATUR, GA 30033

Application of Nuts n Berries c/o Kevin Parker for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet within an existing retail store in the C-1 (Local Commercial) District in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the northeast corner of Clairmont Road and North Decatur Road at 2118 North Decatur Road in Decatur, Georgia. The property has approximately 338 feet of frontage along Clairmont Road and 376 feet of frontage along North Decatur Road and contains 3.34 acres.

N6. LP-21-1245068 2021-2907 Commission District 04 Super District 06
18-071-02-031
4698 E ANDERSON RD, STONE MOUNTAIN, GA 30083

Application of Housing Development Corporation c/o Keri Taylor-Spann to amend the Future Land Use Map from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow the construction of a multi-family residential and single-family attached townhome development. The property is located on the east side of West Anderson Road (paper right-of-way only, no frontage), approximately 850 feet north of Memorial Drive at 4698 East Anderson Road in Stone Mountain, Georgia. The property has approximately 570 feet of frontage along West Anderson Road and contains 2.56 acres.

N7. Z-21-1245066 2021-2908 Commission Districts 04 Super District 06
18-071-02-005, 18-071-02-008, 18-071-02-031, 18-071-02-032
4717 ANDERSON RD, STONE MOUNTAIN, GA 30083

Application of Housing Development Corporation c/o Keri Taylor-Spann to rezone properties from R-85 (Residential Medium Lot) and C-1 (Local Commercial) districts to MR-2 (Medium Density Residential-2) District to allow the construction of a multi-family residential and single-family attached townhome development. The property is located on the east side of West Anderson Road (paper right-of-way only, no road frontage), the south side of East Anderson Road, and the north side of Memorial Drive, approximately 594 feet west of North Hairston Road, at 4698 and 4717 East Anderson Road and 5908 and 5944 Memorial Drive in Stone Mountain, Georgia. The property has approximately 570 feet of frontage along West Anderson Road, 518 feet of frontage along East Anderson Road, and 412 feet of frontage along Memorial Drive and contains 17.8 acres.

N8. LP-21-1245127 2021-2933 Commission District 03 Super District 07
15-186-04-028, 15-186-04-029
1484 COLUMBIA DR, DECATUR, GA 30032

Application of Griffin & Davis Consulting, Inc. to amend the Future Land Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow development of single-family attached townhomes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and the rear of 1512 Columbia Drive on the east side of Columbia Drive approximately 237 feet north of Columbia Circle at 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Circle (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.79 acres.

N9. Z-21-1245080 2021-2910 Commission District 03 Super District 07
15-186-04-028, 15-186-04-029
1484 COLUMBIA DR, DECATUR, GA 30032

Application of Griffin & Davis Consulting, Inc. Rezone property from R-75 (Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1) to allow for development of single-family attached townhomes. The property is located on the east side of Columbia Drive, approximately 337 feet north of Columbia Circle, at 1484 Columbia Drive (a.k.a. 1500 Columbia Drive), and the rear of 1512 Columbia Drive on the east side of Columbia Drive approximately 237 feet north of Columbia Circle at 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Circle (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.79 acres.

N10. CZ-21-1245061 2021-2903 Commission District 04 Super District 06
15-251-01-020, 15-251-01-027, 15-251-01-028
3458 MOUNTAIN DR, DECATUR, GA 30032

Application of Avondale Park, LLC c/o Battle Law, PC for a Major Modification of the conditional site plan and other conditions of MU-5 (Mixed-Use Very High Density) zoning approved pursuant to CZ-18-22125, to change the mixture of multifamily, office, and retail land uses, and to revise the single-family detached and townhome exterior designs. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court, at 3458, 3468, and 3478 Mountain Drive, Decatur, Georgia. The property has approximately 356 feet of frontage on Mountain Drive and contains 9.30 acres.

N11 SLUP-21-1245087 2021-2909 Commission District 03 Super District 06
15-148-02-029
1748 PINE TRAIL, ATLANTA, GA 30316

Application of Cindy Simpson for CHRIS 180 to request a Special Land Use Permit (SLUP) for a Child Caring Institution for up to six children, in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the north side of Pine Trail, approximately 360 feet east of Fayetteville Road, at 1748 Pine Trail, Atlanta, Georgia. The property has approximately 153 feet of frontage on Pine Trail and contains 1.01 acres.

N12 SLUP-21-1245110 2021-2911 Commission District 05 Super District 07
16-188-03-006
1816 ENID DR, LITHONIA, GA 30058

Application of Melesha Myrie for a Special Land Use Permit (SLUP) to increase an existing Personal Care Home from three (3) persons to the maximum of six (6) in an R-85 District in accordance with Section 27-4.1.3, Table 4.1 of the Zoning Ordinance. The property is located on the east side of Enid Drive, approximately 100 feet north of Nicole Lane, at 1816 Enid Drive, Lithonia, Georgia. The property has approximately 100 feet of frontage on Enid Drive and contains 0.47 acre.