

**Planning Commission Meeting Date – Thursday, November 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, November 18, 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. 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, Georgia. 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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**D2. 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, Georgia. 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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**D3. 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-85) District to RSM (Small Lot Residential Mix) District to allow single-family cottages, urban single-family attached and detached units, and duplexes. 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 60 feet of frontage along Spartan Lane and contains 35 acres.

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**D4. 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.

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**D5. 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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**NEW CASES:**

**N1. SLUP-21-1245190 2021-3155 Commission District 03 Super District 07**  
**15-093-01-240**  
**3815 BORING RD, DECATUR, GA 30034**

Application of Elise Sims for a Special Land Use Permit (SLUP) for a child day care up to six in an R-100 (Residential Medium Lot-100) District, in accordance with Section 27 4.2.19. of the DeKalb County zoning ordinance. The property is located south of Boring Road, approximately 151 feet east of Wakefield Drive, at 3815 Boring Road Decatur, Georgia. The property has approximately 110 feet along Boring Road and contains .93 acre.

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**N2. Z-21-1245221 2021-3156 Commission District 04 Super District 07**  
**18-038-04-003**  
**5277 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30088**

Application of Builders Professional Group, LLC c/o Battle Law, PC to rezone property from R-100 (Residential Medium Lot-100) to R-60 (Residential Small Lot-60) to allow for the construction of a single-family detached residential subdivision. The property is located on the south side of Rockbridge Road, approximately 708 feet west of Martin Road, at 5277 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 390 feet of frontage along Rockbridge Road and contains 12.04 acres.

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**N3. SLUP-21-1245227 2021-3157 Commission District 03 Super District 06**  
**15-140-04-007, 15-140-04-055**  
**2318 2<sup>ND</sup> AVENUE, DECATUR, GA 30032**

Application of VG First Baptist Senior, LP for a Special Land Use Permit (SLUP) for a senior housing development of multi-family and detached dwelling units in an R-75 (Residential Medium Lot-75) 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 2nd Avenue, approximately 200 feet north of the northeast corner of 2nd Avenue and Tilson Road; and the north side of Tilson Road, approximately 302 feet east of the northeast corner of 2nd Avenue and Tilson Road, at 2318 2nd Avenue and 2038 Tilson Road, Decatur, Georgia. The property has approximately 286 feet of frontage on 2nd Avenue and 100 feet of frontage on Tilson Road and contains 6.6 acres.

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**N4. CZ-21-1245234 2021-3158 Commission Districts 03 Super District 07**  
**15-218-13-061**  
**3446 MIDWAY RD, DECATUR, GA 30032**

Application of James Cantrell for a Major Modification of the conditional site plan and other conditions of RSM (Residential Small Lot Mix) zoning approved pursuant to CZ-18-22025, for six single-family homes. The property is located on the southwest corner of Midway Road and Beech Drive, at 3446 Midway Road, Decatur, Georgia. The property has approximately 211 feet of frontage on Midway Road and 210 feet of frontage on Beech Drive and contains 1.12 acres.

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**N5. TA-21-1244986 2021-3159 County-wide**

Application of the Director of Planning & Sustainability to amend Section 7.4.6 of the DeKalb County Zoning Ordinance to modify criteria to be considered in evaluating and deciding an application for a Special Land Use Permit (SLUP). This text amendment is County-wide.

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**N6. TA-21-1245114 2021-3160 County-wide**

Application of the Director of Planning and Sustainability to amend Section 27-3.1.3 (C)(3) of the DeKalb County Zoning Ordinance to clarify that variances from all overlay district development standards shall go before the Zoning Board of Appeals. This text amendment is County-wide.

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**N7. TA-21-1245238 2021-3161 County-wide**

Application of the Director of Planning & Sustainability for a text amendment to adopt the 2022 Zoning Calendar and Resolution. This text amendment is County-wide.