

**Planning Commission Meeting Date – Thursday, November 4, 2021 5:30 P.M.**  
**Board of Commissioners Meeting Date – Thursday, November 18, 2021 5:30 P.M.**  
**Community Council Meeting Date – Tuesday, October 12, 2021 6:30 P.M.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86050340256>

USA 602 333 0032  
USA 8882709936 (US Toll Free)  
Conference code: 691303

Find local AT&T Numbers:

<https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=6023330032&accessCode=691303>

Or Skype for Business (Lync):

<https://dekalbcountyga.zoom.us/skype/86050340256>

## 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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**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:**

**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 Rezone Calendar and Resolution. This text amendment is County-wide.