

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 19, 2021 5:30 P.M.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86827815092>

Or Telephone:

Dial:

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/86827815092>

AGENDA

DEFERRED CASES:

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.

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.

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 (DefinedTerms) 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.

NEW CASES:

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

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.

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.

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.