

Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**Planning Commission Meeting Date – Tuesday, January 4, 2022 @ 5:30 P.M**  
**Planning Commission Meeting Date – Thursday, January 6, 2022 @ 5:30 P.M**  
**Board of Commissioners Meeting Date – Thursday, January 27, 2022 @ 5:30 P.M.**  
**Community Council Meeting Date –Tuesday, December 14, 2021 5:30 P.M.**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/87181201622>

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=6023330032&accessCode=934462>

Or Skype for Business (Lync):

<https://dekalbcountyga.zoom.us/skype/87181201622>

### AGENDA

#### NEW BUSINESS:

**Cottage Community Introduction, presented by Commissioner Ted Terry**

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#### DEFERRED CASES:

**D4. 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, conventional single-family detached homes, 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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**D5. 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-75 (Residential Medium Lot - 75) 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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**D6. 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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**D7. TA-21-1245114 2021-3160 County-wide**

Application of the Director of Planning and Sustainability to amend Section 27-7.5.3 (A)(1) of the DeKalb County Zoning Ordinance to refine variance criteria for the Zoning Board of Appeals. This text amendment is County-wide.

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**NEW CASES:**

**N3. SLUP-22-1245311 2021-3517 Commission District 04 Super District 07**  
**18-091-01-063**  
**971 N. HAIRSTON RD, STONE MOUNTAIN, GA 30083**

Application of Salahadin Kazili for a Special Land Use Permit (SLUP) for an alcohol outlet within an existing shopping center in the C-2 (General Commercial) Zoning District, in accordance with Section 27-4.2.8 of the DeKalb County Zoning Ordinance. The property is located east of Hairston Road, approximately 501 feet northeast of Memorial Drive in Stone Mountain, Georgia. The property has approximately 849 feet of frontage along Hairston Road and contains 8.52 acres.

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**N8. Z-22-1245331 2021-3522 Commission District 04 Super District 07**  
**18-039-03-027, 18-039-03-029, 18-039-03-038, 18-039-03-039, 18-039-03-040,**  
**18-039-03-041, 18-039-03-044, 18-039-03-110, 18-039-03-112**  
**4994 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30083**

Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow for the construction of single family detached residences. The property is located on the north side of Rockbridge Road, the east terminus of Pepperwood Drive, and the east terminus of Hickory Hills drive, approximately 595 feet west of Sheppard Road at 4946, 4960, 4962, 4964, 4972, 4994, 4998, 5046 Rockbridge Road and 4953 Pepperwood Drive in Stone Mountain, Georgia. The property has approximately 978 feet of frontage along Rockbridge Road, 140 feet of frontage along Pepperwood Drive, and 60 feet of frontage along Hickory Hills Drive and contains 40 acres.