

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 –Wednesday, December 15, 2021 5:30 P.M.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/84009982694>

Or Telephone:

Dial:

USA 8882709936 (US Toll Free)

Conference code: 272416

Find local AT&T

Numbers: <https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=6023330032&accessCode=272416>

AGENDA

NEW BUSINESS:

Cottage Community Introduction, presented by Commissioner Ted Terry

DEFERRED CASES:

D1. 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 RSM (Residential Small Lot Mix) Zoning District 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.

Applicant has requested to withdraw this application.

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.

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.

NEW CASES:

N2. Z-22-1245310 2021-3516 Commission District 03 Super District 06
15-009-01-001, 15-009-01-002, 15-009-01-006, 15-009-01-008
2717 WHITFIELD RD, ELLENWOOD, GA 30294

Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix-100) Zoning District to allow the construction of single-family detached homes. The property is located on the north side of Linecrest Road and the north and south sides of Whitfield Road, approximately 225 feet east of Bouldercrest Road at 2717, 2698, 2688, and 2670 Whitfield Road in Ellenwood, Georgia. The property has approximately 1,851 feet of frontage along Linecrest Road and 1,000 feet of frontage along Whitfield Road and contains 22.5 acres.

N4. CZ-22-1245320 2021-3518 Commission District 03 Super District 06 & 07
15-217-04-024
3644 MEMORIAL DR, DECATUR, GA 30032

Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14-19143, to allow a drive-through car wash in a C-1 (Local Commercial) District. The property is located on the northwest side of Memorial Drive, approximately 1,045 ft. from the northeast corner of Memorial Drive and Columbia Drive, at 3644 Memorial Drive, Decatur, Georgia. The property has approximately 278 feet of frontage on the north side of Memorial Drive and contains 1.44 acres.

N5. SLUP-22-1245321 2021-3519 Commission District 03 Super District 06 & 07
15-217-04-024
3644 MEMORIAL DR, DECATUR, GA 30032

Application of Harold Buckley, Jr. for Caliber Car Wash for a Special Land Use Permit (SLUP) to allow a drive-through car wash in a 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 northwest side of Memorial Drive, approximately 1,045 ft. from the northeast corner of Memorial Drive and Columbia Drive, at 3644 Memorial Drive, Decatur, Georgia. The property has approximately 278 feet of frontage on Memorial Drive and contains 1.44 acres.

N6. SLUP-22-1245322 2021-3520 Commission District 03 Super District 06
15-023-01-142
3956 AMBROSE RIDGE CT, ELLENWOOD, GA 30294

Application of Magnolia Gardens PCH, dba Magnolia Cove, for a Special Land Use Permit (SLUP) for a personal care home of up to four persons in the R-100 (Residential Medium Lot-100) Zoning District, in accordance with Section 27 4.2.41 of the DeKalb County Zoning Ordinance. The property is located on the east side of Ambrose Ridge Court, approximately 180 feet south of Pendergrass Lane, at 3956 Ambrose Ridge Court, Ellenwood, GA. The property has approximately 90 feet of frontage on Ambrose Ridge Court and contains 0.7 acre.

N7. SLUP-22-1245323 2021-3521 Commission District 03 Super Districts 06 & 07
15-183-05-015
1691 CANDLER RD, DECATUR, GA 30032

Application of DeAndre Mathis for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District, in accordance with Section 27-4.2.8 of the DeKalb County Zoning Ordinance. The property is located west of Candler Road, approximately 108 feet south of Dawes Avenue. The property has approximately 50 feet of frontage along Candler Road and contains 0.17 acre.

N9 SLUP-22-1245330 2021-3523 Commission District 03 Super District 07
15-061-02-062
3640 PLATINA PARK CT, DECATUR, GA 30034

Application of Dorlette Franklin for a Special Land Use Permit (SLUP) for a proposed child daycare (up to six) in a R-100 (Residential Medium Lot-100) Zoning District, in accordance with Section 27-4.2.19. The property is located east of Platina Park Court, approximately 216 feet south of Lehigh Way. The property has approximately 22 feet and contains 0.6 acre.