

Planning Commission Meeting Date – Tuesday, January 4, 2022 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, January 27, 2022 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 888 270 9936 (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

Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

AGENDA

N1.	SLUP-22-1245307	2021-3515	Commission District 05 Super District 07
	16-059-01-227		
	2038 MALLARD WAY, LITHONIA, GA 30058		

Application of Luxury Living Experience PCH for a Special Land Use Permit (SLUP) for a personal care home for four to six persons in the RSM (Small Lot Residential Mix) Zoning District, in accordance with Section 27 4.2.41 of the DeKalb County Zoning Ordinance. The property is located approximately 250-feet north of the intersection of Mallard Way and Mallard Trail, at 2038 Mallard Way, Lithonia, GA 30058. The property has approximately 38-feet of frontage along Mallard Way and contains 0.2 acre.

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.

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.

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.

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.

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

N8.	Z-22-1245331 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	2021-3522	Commission District 04 Super District 07
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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 595feet 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.

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