

DeKalb County Government

Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030



Agenda

Tuesday, January 4, 2022

5:30 PM

via ZOOM

Planning Commission

Chairperson Tess Snipes
Co-Chair Jon West
Member April Atkins
Member Jana Johnson
Member Gwendolyn McCoy
Member Vivian Moore
Member LaSonya Osler
Member Edward Patton
Member Lauren Blaszyk

Call to Order:

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Thursday, January 27, 2022 at 5:30 p.m., via Zoom.

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.

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.

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.

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.

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.

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.