

# **DeKalb County Government**

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



## **Agenda**

**Thursday, January 6, 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 – Thursday, January 6, 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](mailto:plansustain@dekalbcountyga.gov)

Email the DeKalb County Board of Commissioners at [PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)

## AGENDA

- 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.**

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- D2.      Z-21-1244885                      2021-2638                      Commission District 02 Super District 06**  
**18-100-04-019**  
**3795 NORTH DRUID HILLS ROAD, DECATUR, GA 30033**

Application of David Kirk to rezone property from NS (Neighborhood Shopping) District to C-1 (Local Commercial) District to allow for development of a new drive-through restaurant. The property is located on the southeast corner of North Druid Hills Road and Birch Road, at 3795 North Druid Hills Road, Decatur, Georgia. The property has 233 feet of frontage on North Druid Hills Road and 198 feet of frontage on Birch Road and contains 1.04 acres.

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- D3.      SLUP-21-1244886                      2021-2639                      Commission District 02 Super District 06**  
**18-100-04-019**  
**3795 NORTH DRUID HILLS ROAD, DECATUR, GA 30033**

Application of David Kirk to request a Special Land Use Permit (SLUP) to allow a drive through facility in Town Center Character Area. The property is located on the southeast corner of North Druid Hills Road and Birch Road, at 3795 North Druid Hills Road, Decatur, Georgia. The property has 233 feet of frontage on North Druid Hills Road and 198 feet of frontage on Birch Road and contains 1.04 acres.

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- 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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<b>D6.</b>	<b>TA-21-1244986</b>	<b>2021-3159</b>	<b>County-wide</b>
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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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<b>D7.</b>	<b>TA-21-1245114</b>	<b>2021-3160</b>	<b>County-wide</b>
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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.