

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Planning Commission Meeting Date – Tuesday, March 1, 2022 @ 5:30 P.M
Planning Commission Meeting Date – Thursday, March 3, 2022 @ 5:30 P.M
Board of Commissioners Meeting Date – Thursday, March 24, 2022 @ 5:30 P.M.

Community Council Meeting Date –Tuesday, February 15, 2022 @ 5:30 P.M.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85979297408>

Or Telephone - Dial:
USA 8882709936 (US Toll Free)
Conference code: 691303

Find local AT&T Numbers:

<https://www.teleconference.att.com/servlet/glbAccess?process=1&accessNumber=6023330032&accessCode=691303>

AGENDA

DEFERRED CASES:

(Planning Commission March 1)

D1. CZ-21-1245061 2021-2903 Commission District 04 Super District 06
15-251-01-020, 15-251-01-027, 15-251-01-028
3458 MOUNTAIN DR, DECATUR, GA 30032

Application of Avondale Park, LLC c/o Battle Law, PC for a Major Modification of the conditional site plan and other conditions of MU-5 (Mixed-Use Very High Density) zoning approved pursuant to CZ-18-22125, to change the mixture of multifamily, office, and retail land uses, and to revise the single-family detached and townhome exterior designs. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court, at 3458, 3468, and 3478 Mountain Drive, Decatur, Georgia. The property has approximately 356 feet of frontage on Mountain Drive and contains 9.30 acres.

D2. TA-21-1244414 2020-1546 County-Wide (All Districts)

Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to Section 9.1.3 (Definitions), Section 4.1.3 (Land Use Table), and Section 4.2 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to automobile land uses, and for other purposes. This text amendment is County- wide.

D3. TA-21-1244279 2020-1543 County-Wide (All Districts)

Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.

NEW CASES:

N1. SLUP-22-1245402 2022-1145 Commission District 04 Super District 06
18-048-01-002
2773 N DECATUR RD, DECATUR, GA 30030

Application of A.S. Turner & Sons c/o Garlan B. Furin for a Special Land Use Permit (SLUP) to relocate the existing accessory crematory (SLUP-10-16577) to another portion of the parcel within an O-I (Office-Institutional) District, in accordance with Sections 27-7.3.5 and 27-7.4.6 for property located at 2773 North Decatur Road, Decatur, Georgia. The property is located approximately 1,000 feet west of the intersection of DeKalb Industrial Way and North Decatur Road. The property has approximately 670 feet along North Decatur Road and contains 11.78 acres.

N3. SLUP-22-1245406 2022-1170 Commission District 04 Super District 06
18-009-29-007
203 RIO CIR, DECATUR, GA 30030

Application of Brad and Marliiss Cornett/Color Wheel Studio for a Special Land Use Permit (SLUP) for a specialized school (an Art Summer Camp) in an M (Light Industrial) District, in accordance with Section 27-4.1.3, Table 4.1 of the DeKalb County Code. The property is located on the east side of Rio Circle, approximately 283 feet west of the southwest corner of Rio Circle and Laredo Drive, at 203 Rio Circle, Decatur, Georgia. The property has approximately 365 feet of frontage on Rio Circle and contains 0.76 acre.

(Planning Commission March 3)

N5. Z-22-1245422 2022-1172 Commission District 04 Super District 07
18-037-06-001
5488 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30088

Application of P.E.W. LLC c/o Jon Jordan to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct detached townhomes. The property is located on the north side of Rockbridge Road and the south side of Old Rockbridge Road, at 5488 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 166 feet of frontage along Rockbridge Road and 162 feet of frontage along Old Rockbridge Road and contains 0.9 acre.






N10 SLUP-22-1245448 2022-1178 Commission District 04 Super District 07
16-193-04-006
8002 ROCKBRIDGE RD, LITHONIA, GA 30058

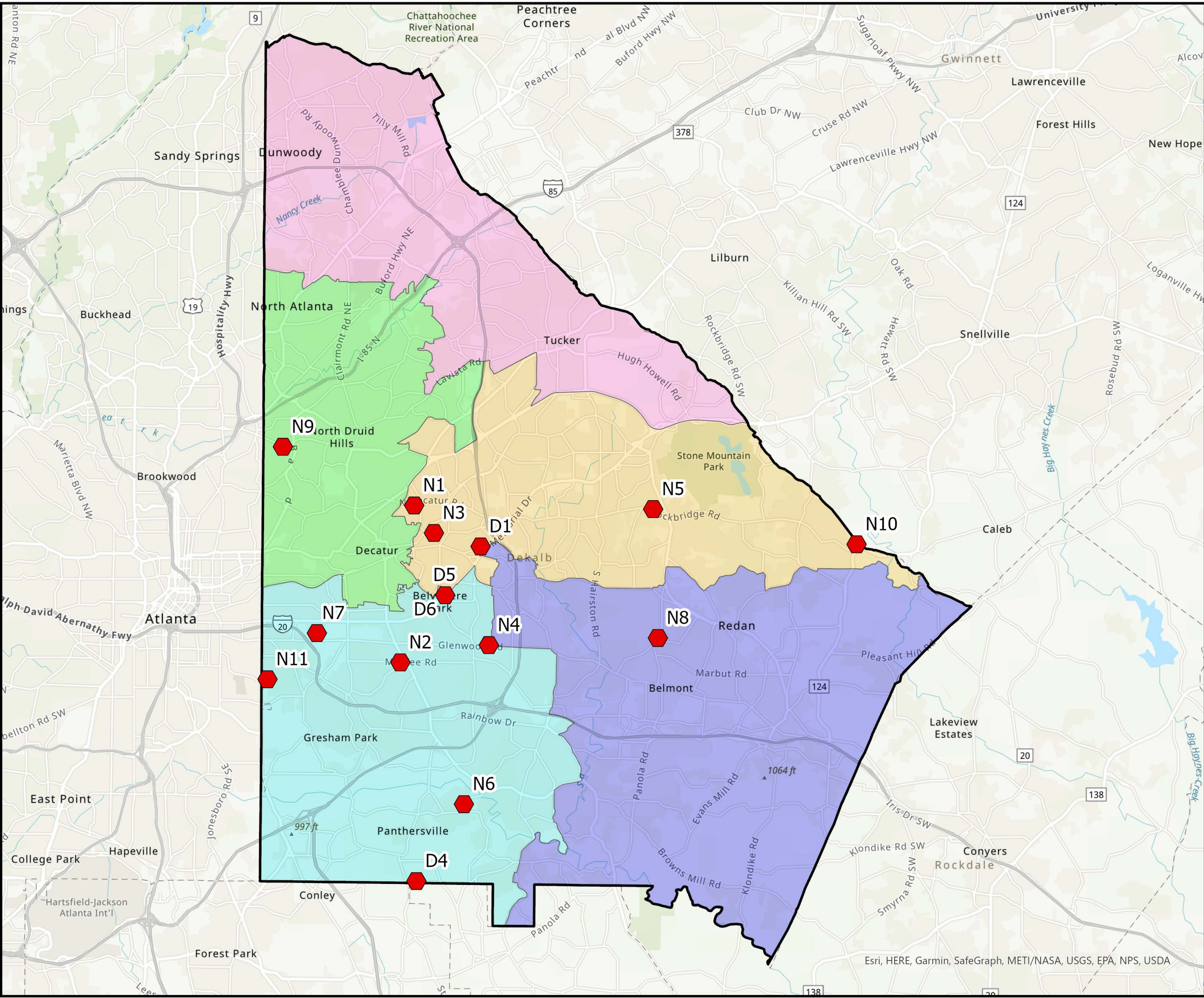
Application of Xandria Branch for renewal of a Special Land Use Permit (SLUP) to continue a 4,500 square foot lounge (Glowbar ATL) use within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late Night Establishment within the C-1 (Local Commercial) District. The property is located on the north side of Rockbridge Road at the intersection of Rockbridge Road and Rock Chapel Road, approximately 136 feet west of The Trace, at 8002 Rockbridge Road in Lithonia, Georgia. The property has approximately 520 feet of frontage along Rockbridge Road and contains 17.37 acres.

**DeKalb County
Planning Commission
March 2020 Cases**

 Planning Application Site

Commission District

-  1
-  2
-  3
-  4
-  5



Map Prepared by:
Long Range Planning
DeKalb County Planning and
Sustainability Department

