

**Planning Commission Meeting Date – Tuesday, March 1, 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, March 24, 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:

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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 Board of Commissioners at [PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov)

**AGENDA**

**DEFERRED CASES:**

**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.

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**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.

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**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.

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**D4. Z-22-1245310 2021-3516**  
**15-009-01-001, 15-009-01-002, 15-009-01-006, 15-009-01-008**  
**2717 WHITFIELD RD, ELLENWOOD, GA 30294**

**Commission District 03 Super District 06**

Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone property 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, 1,000 feet of frontage along Whitfield Road and contains 22.5 acres.

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**D5. CZ-22-1245320 2021-3518**  
**15-217-04-024**  
**3644 MEMORIAL DR, DECATUR, GA 30032**

**Commission District 03 Super District 06 & 07**

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 feet 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.

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**D6. SLUP-22-1245321 2021-3519**  
**15-217-04-024**  
**3644 MEMORIAL DR, DECATUR, GA 30032**

**Commission District 03 Super District 06 & 07**

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 feet 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.

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**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.

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**N2. Z-22-1245405 2022-1168 Commission District 03 Super District 07**  
**15-151-01-006**  
**2551 MCAFEE RD, DECATUR, GA 30032**

Application of Janaee Wallace to rezone property from R-75 (Residential Medium Lot-75) to I-20 Overlay District – Tier 2 and MR-1 (Medium Density Residential-1) to allow use of a duplex and conversion of a detached garage to a detached dwelling unit. The property is located on the south side of McAfee Road, at the southeast corner of McAfee Road and Windy Hill Road, at 2551 McAfee Road, Decatur, Georgia. The property has approximately 110 feet of frontage on McAfee Road, 300 feet of frontage on Windy Hill Road and contains 0.77 acre.

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**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 Marliis 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.

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**Planning Commission Meeting Date – Thursday, March 3, 2022 5:30 PM**

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**Board of Commissioners Meeting Date – Thursday, March 24, 2022 5:30 PM**

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

**N4. Z-22-1245421 2022-1171 Commission District 03 Super Districts 07**  
**15-187-06-048**  
**4226 GLENWOOD RD, DECATUR, GA 30032**

Application of Sean Bitarafan to rezone property from C-1 (Local Commercial) District to MR-2 (Medium Density Residential-2) District to construct townhomes and single-family, detached, cottage units. The property is located on northeast corner of Glenwood Road and Misty Valley Road, at 4226 Glenwood Road in Decatur, Georgia. The property has approximately 350 feet of frontage along Glenwood Road, 245 feet of frontage along Misty Valley Road and contains 1.55 acres.

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**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.

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**N6 SLUP-22-1245423 2022-1173 Commission District 03 Super District 07**  
**15-058-01-016**  
**3810 WALDROP RD, DECATUR, GA 30034**

Application of Municipal Communication LLC c/o Jonathan Yates for a Special Land Use Permit (SLUP) to install a 150-foot-tall stealth wireless telecommunication facility (cell tower) in the R-100 (Residential Medium-Lot-100) District. The property is located on the east side of Waldrop Road, opposite Waldrop Farms Way, at 3810 Waldrop Road in Decatur, Georgia. The property has approximately 615 feet of frontage along Waldrop Road and contains 15.1 acres.

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**N7 Z-22-1245426 2022-1174 Commission District 03 Super District 06**  
**15-179-04-002**  
**366 S HOWARD ST, ATLANTA, GA 30317**

Application of Kova Real Estate LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to construct single family detached homes. The property is located on the southeast side of South Howard Street, approximately 120 feet north of Fairway Hill Drive, at 366 South Howard Street in Atlanta, Georgia. The property has approximately 120 feet of frontage along South Howard Street and contains 0.58 acre.

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**N8      Z-22-1245427                      2022-1175    Commission District 05 Super District 07**  
**16-037-02-004**  
**1726 PANOLA RD, STONE MOUNTAIN, GA 30088**

Application of Adian Prince to rezone property from R-100 (Residential Medium Lot-100) to C-1 (Local Commercial) for restaurant use. The property is located on the east side of Panola Road, approximately 430 feet north of Young Road, at 1726 Panola Road, Stone Mountain, GA, 30088. The property has 256 feet of frontage and contains 2.59 acres.

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**N9      LP-22-1245408                      2022-1176    Commission District 02 Super District 06**  
**18-108-07-001**  
**1493 LAVISTA RD, ATLANTA, GA 30324**

Application of Amy Swick, Inhance Construction Co., LLC for a Land Use Plan amendment for properties at 1493 and 1501 LaVista Road from SUB (Suburban) to NC (Neighborhood Center). The property is located on the south side of LaVista Road, approximately 141 feet east of Shepherds Lane, at 1493 and 1501 LaVista Road in Atlanta, Georgia. The property has 226 Feet of frontage along LaVista Road and contains 1.3 acres.

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**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.

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**N11     LP-22-1245473                      2022-1179    Commission District 03 Super District 06**  
**15-145-15-054, 15-145-15-099**  
**1078 MORELAND AVE, ATLANTA, GA 30316**

Application of Clark Property and Porch & Square for a Land Use Plan amendment for properties at 1058 and 1078 Moreland Avenue from TN (Traditional Neighborhood) to CRC (Commercial Redevelopment Corridor). The property has 299 feet of frontage on Shadowridge Drive and contains 9.3 acres.

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**N12     TA-22-1245470                      2022-1182    Commission District 01 Super District 07**



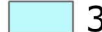


Application of the Director of Planning & Sustainability for a Text Amendment to the zoning ordinance to the regulations of the Northlake Overlay District - Tier 2 to increase the allowed residential density from 30 units per acre to 60 units per acre.

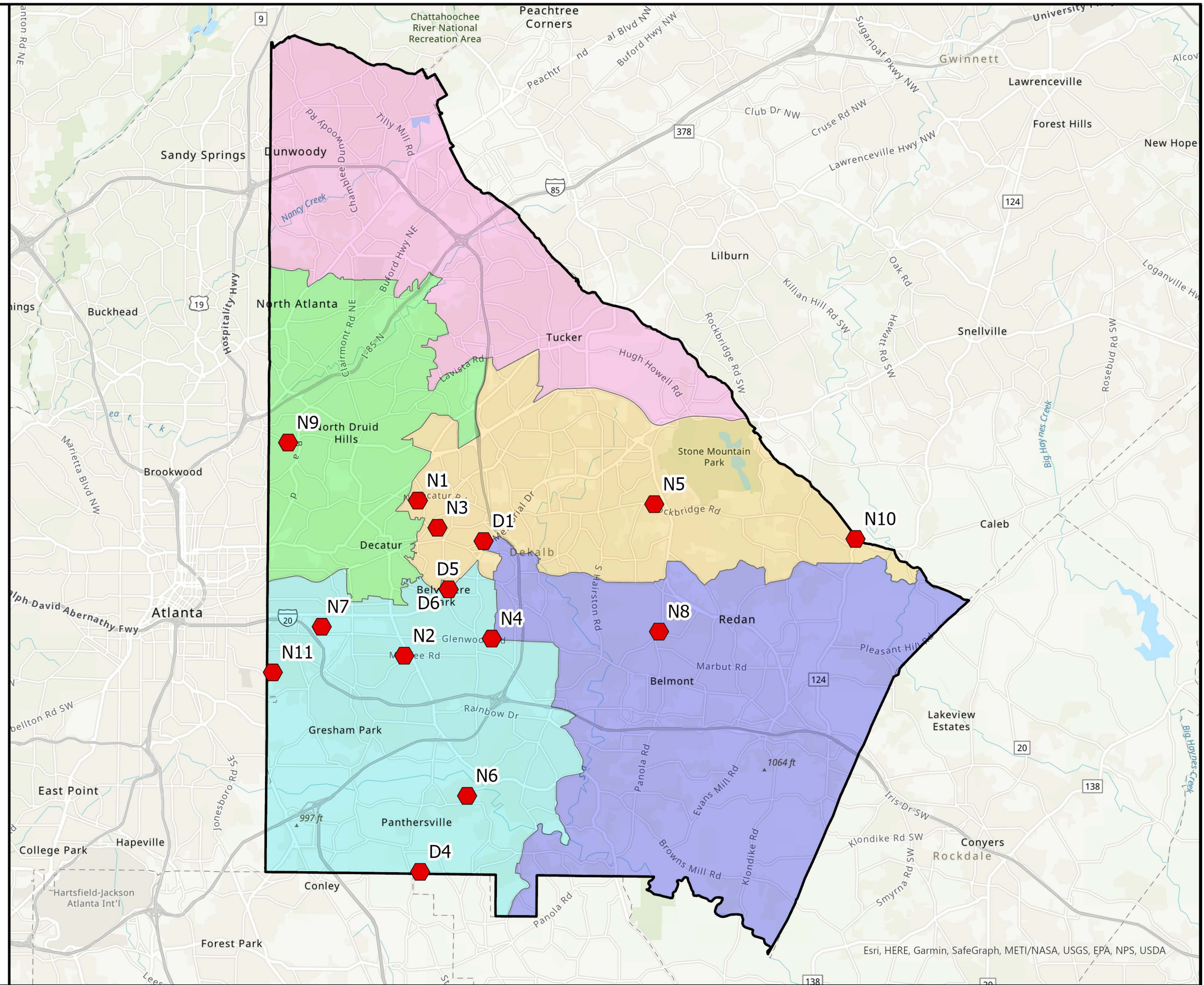


# DeKalb County Planning Commission March 2020 Cases

 Planning Application Site

Commission District

-  1
-  2
-  3
-  4
-  5



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

