



Chief Executive Officer  
Michael Thurmond

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Director  
Andrew A. Baker, AICP

**Planning Commission Meeting Date – Tuesday, May 3, 2022 @ 5:30 P.M.**  
**Planning Commission Meeting Date – Thursday, May 5, 2022 @ 5:30 P.M.**  
**Board of Commissioners Meeting Date – Thursday, May 26, 2022 @ 5:30 P.M.**

**Community Council Meeting Date – Tuesday, April 19, 2022 @ 5:30 PM**

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

Or Telephone Dial:  
USA 888-270-9936 (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

#### NEW BUSINESS:

#### **Cottage Court Development - Presentation by Microlife Institute**

#### **Planning Commisison May 3<sup>rd</sup> Cases:**

**D1      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) to R-60 (Residential Small Lot-60) District to allow 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.

**D2 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.

**D4      SLUP-22-1245448                      2022-1178    Commission District 04 Super District 07**  
**16-193-04-006**  
**7984 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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**N6**      **SLUP-22-1245546**                      **2022-1474**    **Commission District 04 Super District 07**  
**18-018-01-093**  
**518 LAKE MICHELE CT, STONE MOUNTAIN, GA 30088**

Application of Liagiba, Inc. dba Abigail Manor PCH for a Special Land Use Permit (SLUP) application for a personal care home for up to 4 individuals in the R-100 (Residential Medium Lot) District. The property is located on the south side of Lake Michele Court, approximately 200 feet south of O'Malley Lane, at 518 Lake Michele Court in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Lake Michelle Court and contains 0.6 acre.

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**Planning Commission May 5<sup>th</sup> Cases:**

**N11**      **Z-22-1245579**                      **2022-1479**    **Commission District 04 Super District 06**  
**18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149,**  
**18-046-04-150, 18-046-04-151, 18-046-04-152**  
**496 WARREN AVE, SCOTSDALE, GA 30079**

Application of Nationwide Investments, LLC to rezone from Tier 2 of the Scottdale Overlay District to Tier 1 of the Scottdale Overlay District, to allow construction of a single-family detached and single-family attached (townhome) development. The properties have frontage on Warren Avenue, North Decatur Road and Glendale Road and contain approximately 1.8 acre.

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**N12**      **Z-22-1245580**                      **2022-1480**    **Commission District 04 Super District 06**  
**18-046-04-145, 18-046-04-146, 18-046-04-147, 18-046-04-148, 18-046-04-149,**  
**18-046-04-150, 18-046-04-151, 18-046-04-152**  
**496 WARREN AVE, SCOTSDALE, GA 30079**

Application of Nationwide Investments, LLC to rezone from R-75 (Residential Medium Lot-75) to MR-1 (Medium Density Residential-1), to allow construction of a single-family detached and single-family attached (townhome) development. The properties have frontage on Warren Avenue, North Decatur Road and Glendale Road and contain approximately 1.8 acre.

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**N13**      **LP-22-1245669**                      **2022-1481**    **Commission District 04 Super District 06**  
**18-070-03-007, 18-070-03-011, 18-070-03-012**  
**5615 MEMORIAL DR, STONE MOUNTAIN, GA 30083**

Application of AK Memorial Shopping Center, LLC to amend the future land use map from NC (Neighborhood Center) to CRC (Commercial Redevelopment Corridor) Character Area to allow for film/movie/tv production studios. The property is located on the south side of Memorial Drive, approximately 200 feet west of Hambrick Road at 5615, 5611, and 5639 Memorial Drive in Stone Mountain, Georgia. The property has approximately 610 feet of frontage along Hambrick Road and 800 feet of frontage along Memorial Drive and contains 16.46 acres.

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**N14**      **Z-22-1245670**                      **2022-1482**    **Commission District 04 Super District 06**  
**18-070-03-007, 18-070-03-011, 18-070-03-012**  
**5615 MEMORIAL DR, STONE MOUNTAIN, GA 30083**

Application of AK Memorial Shopping Center, LLC to rezone properties from C-1 (Local Commercial) to OD (Office Distribution) Zoning District to allow for film/movie/tv production studios. The property is located on the south side of Memorial Drive, approximately 200 feet west of Hambrick Road at 5615, 5611, and 5639 Memorial Drive in Stone Mountain, Georgia. The property has approximately 610 feet of frontage along Hambrick Road and 800 feet of frontage along Memorial Drive and contains 16.46 acres.

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**N15      Z-22-1245558                      2022-1483**  
**18-037-05-003, 18-037-05-004**  
**373 STONE MTN LITHONIA RD, STONE MOUNTAIN, GA 30088**

**Commission District 04   Super District 07**

Application of Battle Law, PC to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to develop a 26-unit senior housing community. The property is located on the southeast corner of Stone Mountain Lithonia Road and Carriage Walk Way, at 373 and 399 Stone Mountain Lithonia Road, Stone Mountain, Georgia. The property has approximately 512 feet of frontage on Stone Mountain Lithonia Road and 463 feet on Carriage Walk Way and contains 4.34 acres.

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**N16      SLUP-22-1245692                      2022-1484**  
**18-037-05-003, 18-037-05-004**  
**373 STONE MTN LITHONIA RD, STONE MOUNTAIN, GA 30088**

**Commission District 04   Super District 07**

Application of Battle Law, PC for a Special Land Use Permit (SLUP) to develop senior housing cottages within the RSM (Residential Small Lot Mix) District. The property is located on the southeast corner of Stone Mountain Lithonia Road and Carriage Walk Way, at 373 and 399 Stone Mountain Lithonia Road, Stone Mountain, Georgia. The property has approximately 512 feet of frontage on Stone Mountain Lithonia Road and 463 feet along Carriage Walk Way and contains 4.34 acres.

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**N17      TA-22-1245693                      2022-1485**

**County-wide**

Application of the Director of Planning & Sustainability for a text amendment to modify Section 5.7.5.1.2 (Detached Houses- Maximum Size) to modify the maximum size of single-family cottages. This text amendment is County-wide.

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**N19      TA-22-1245671                      2022-1487**

**County-wide**





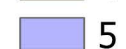
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to amend Article 2 (District Regulations) and to amend Article 5 (Site Design and Building Form Standards) to increase the maximum building height allowed in the OD (Office Distribution) Zoning District, with limitations. This text amendment is County-wide.

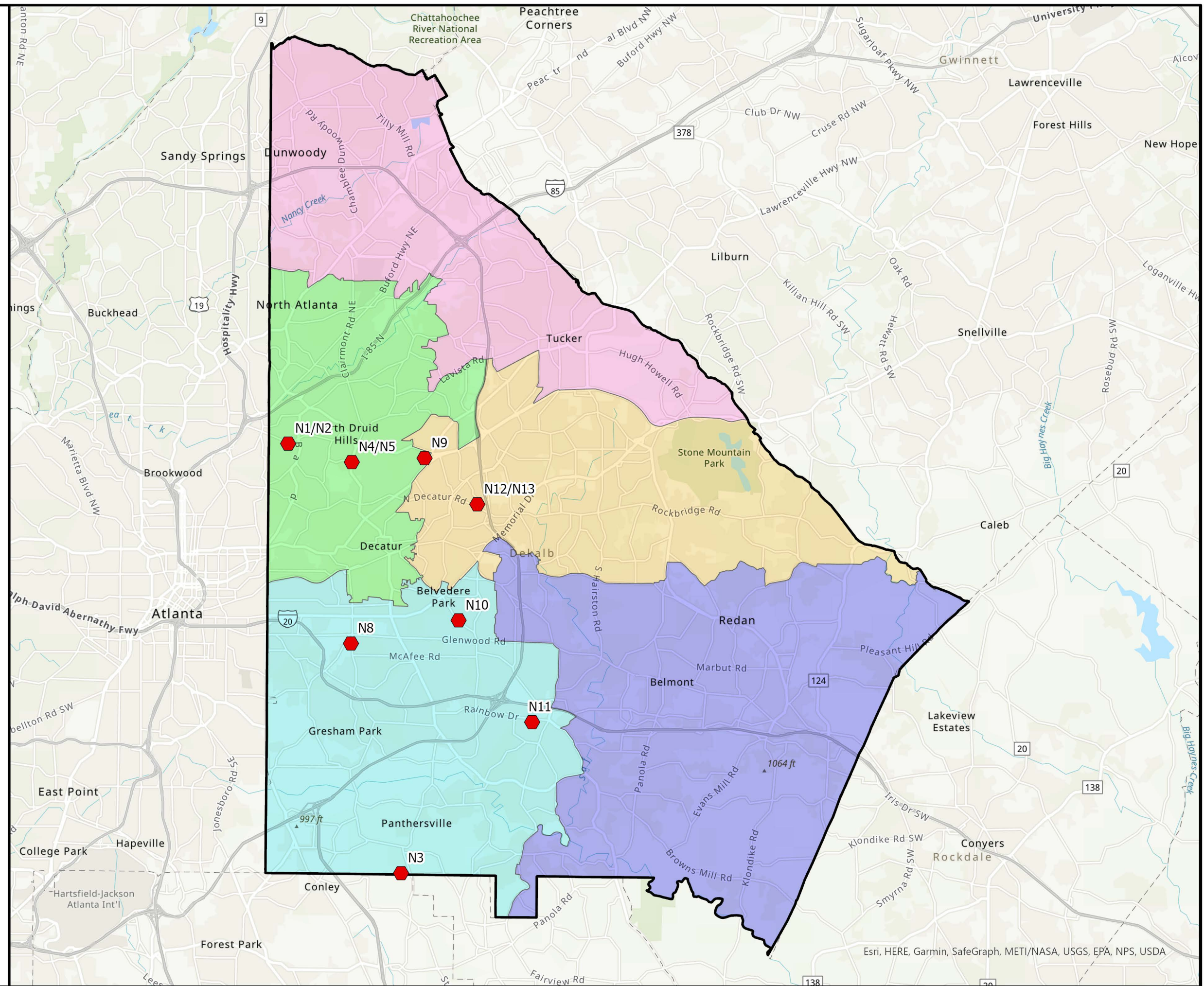


# DeKalb County Planning Commission May 2022 Cases

 Zoning Application Site

Commission District

-  1
-  2
-  3
-  4
-  5



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

