

DeKalb County Government

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



Agenda

Thursday, May 26, 2022

5:30 PM

via Zoom

Board of Commissioners - Zoning Meeting

Comm. Robert Patrick, Presiding Officer, District 1
Comm. Mereda Davis Johnson, Deputy Presiding Officer, District 5

Commissioner Robert Patrick, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Edward "Ted" Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Board of Commissioners Meeting Date – Thursday, May 26, 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 Board of Commissioners at PublicHearing@dekalbcountyga.gov

AGENDA

DEFERRED 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.

D3 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.

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.

D5 **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.

D6 **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.

D7 **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.

NEW CASES:

N1 **Z-22-1245447** **2022-1469** **Commission District 02 Super District 06**
18-108-07-001, 18-109-03-017
1493 LAVISTA RD, ATLANTA, GA 30324

Application of Amy Swick, Inhance Construction Co., LLC to rezone properties from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) District for a proposed townhome community. The property is located on the south side of LaVista Road, approximately 126 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.

N2 **SLUP-22-1245538** **2022-1470** **Commission District 02 Super District 06**
18-111-06-006, 18-111-06-007, 18-111-06-014
1252 MERRY LN, ATLANTA, GA 30329

Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners. The property is located on the north side of LaVista Road, the east side of Christmas Lane and the west side of Merry Lane, at 2056 LaVista Road, 1253 Christmas Lane, and 1252 Merry Lane in Atlanta, Georgia. The property has approximately 440 feet of frontage along LaVista Road, 292 feet of frontage along Merry Lane and 385 feet of frontage along Christmas Lane and contains 3.6 acres.

N3 Z-22-1245544 2022-1471
15-010-01-004
4101 BOULDERCREST RD, ELLENWOOD, GA 30294

Commission District 03 Super District 06

Application of PMZ Developers LLC c/o Battle Law PC to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5-Corridor1/R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) district to allow for single-family detached homes and single-family attached townhomes. The property is located on the west side of Bouldercrest Road, approximately 360 feet south of Boulder Springs Point at 4401 Bouldercrest Road in Ellenwood, Georgia. The property has approximately 400 feet of frontage along Bouldercrest Road. and contains 22.14 acres.

N4 Z-22-1245545 2022-1472
18-103-03-017, 18-103-03-018
1799 CLAIRMONT RD, DECATUR, GA 30033

Commission District 02 Super District 06

Application of Ryan Jones, PE to rezone properties from O-I (Office Institutional) (conditional) to NS (Neighborhood Shopping) Zoning District to allow construction of a medical office with a drive-through. The property is located on the east side of Clairmont Road opposite Mason Mill Road at 1799 and 1805 Clairmont Road in Decatur, Georgia. The property has approximately 200 feet of frontage along Clairmont Road and contains 0.64 acre.

N5 SLUP-22-1245550 2022-1473
18-103-03-017, 18-103-03-018
1799 CLAIRMONT RD, DECATUR, GA 30033

Commission District 02 Super District 06

Application of Ryan Jones, PE for a Special Land Use Permit (SLUP) to allow a drive-through (medical facility) in the NS (Neighborhood Shopping) District. The property is located on the east side of Clairmont Road opposite Mason Mill Road at 1799 and 1805 Clairmont Road in Decatur, Georgia. The property has approximately 200 feet of frontage along Clairmont Road and contains 0.64 acre.

N6 SLUP-22-1245546 2022-1474
18-018-01-093
518 LAKE MICHELE CT, STONE MOUNTAIN, GA 30088

Commission District 04 Super District 07

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.

N7 Z-22-1245577 2022-1475
15-173-07-002, 15-173-07-018, 15-173-07-048
1847 2ND AVE, DECATUR, GA 30032

Commission District 03 Super District 06

Application of East Lake Holdings, Inc. to rezone property from C-1 (Local Commercial) and M(Light Industrial) to MR-2 (Medium Density Residential-2) for development of a multifamily and townhome development. The property is located on the east side of 2nd Avenue, approximately 628 feet south of Glenwood Avenue, and the dead end of Alexander Street, approximately 375 feet south of the intersection of Alexander Avenue and Fayetteville Road, on 1845 2nd Avenue, 1851 2nd Avenue, and 1939 Alexander Avenue. The property has approximately 890 feet of frontage on 2nd Avenue and approximately 40 feet on Alexander Avenue and contains 11.62 acres.

N8 Z-22-1245595 2022-1476
18-100-02-005, 18-100-02-040, 18-100-02-041, 18-100-02-049, 18-100-02-057, 18-100-04-014
2050 LAWRENCEVILLE HWY KIOSK 1101, DECATUR, GA 30033

Commission District 02 Super District 06

Application of NDM EDENS LLC c/o Dennis J. Webb, Jr. to rezone property from C-1 (Local Commercial) to MU-4 (Mixed Use-4) to allow mixed retail, office, and residential development with a grocery store and movie theater. The property is located on approximately 92 feet south of Lawrenceville Highway and North Druid Hills Road 2050, 2144, and 2038 Lawrenceville Highway, 1086 Birch Road, and 2692 Sweet Briar Road, Decatur. Lawrenceville Highway, in Decatur, Georgia. The property has approximately 145 feet of frontage on the west side of Lawrenceville Highway, 25 feet of frontage on the terminus of Mistletoe Road, and 802 feet of frontage on the south side of Sweet Briar Road. and contains 73 acres.

N9 **Z-22-1245596** **2022-1477** **Commission District 03 Super District 07**
15-186-04-028, 15-186-04-029
1500 COLUMBIA DR, DECATUR, GA 30032

Application of Kova Real Estate, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to allow an 11-lot subdivision for single-family detached homes. 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 1520 Columbia Circle, Decatur, Georgia. The property has approximately 406 feet of frontage on Columbia Drive (1484 Columbia Drive) and no frontage (1520 Columbia Circle) and contains 2.73 acres.

N10 **Z-22-1245597** **2022-1478** **Commission District 03 Super District 07**
15-125-05-015
4031 RAINBOW DR, DECATUR, GA 30034

Application of FL Sims Funeral Home Decatur LLC to rezone from R-100 (Residential Medium Lot) to O-I (Office Institutional) to allow for a funeral home. The property is located on the south side of Rainbow Drive opposite Shadowbrook Drive at 4031 Rainbow Drive in Decatur, Georgia. The property has approximately 395 feet of frontage along Rainbow Drive. and contains 6.31 acres.

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.

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.

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.

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.

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.

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.

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.

N18 TA-22-1245621 2022-1486

Commission District 02 Super District 06

Application of the Director of Planning and Sustainability for a text amendment to the Emory Village Overlay-Sec. 3.22 to allow the limited sale of beer, wine, and spirits as an accessory retail use for off-site consumption at any location within the overlay district. The property is located on North Decatur Road and Oxford Road.

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.