

**Planning Commission Meeting Date – Tuesday, July 12, 2022 5:30 PM**

(This meeting will be held via Zoom.)

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86330344636>

Or Telephone Dial:  
USA 888-270-9936 (US Toll Free)  
Conference code: 691303

**Board of Commissioners Meeting Date – Thursday, July 28, 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**

**DEFERRED CASES:**

**D1      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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**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      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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**D4      Z-22-1245544                      2022-1471                                      Commission District 03      Super District 06**  
**15-010-01-004**  
**4101 BOULDERCREST RD, ELLENWOOD, GA 30294**

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.

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**D5      LP-22-1245473                      2022-1179                                      Commission District 03      Super District 06**  
**15-145-15-054, 15-145-15-099**  
**1058 & 1078 MORELAND AVE, ATLANTA, GA 30316**

Application of Stoney Creek Development LLC an amendment to the Future Land Use Map to change subject parcels from TN (Traditional Neighborhood) to CRC (Commercial Redevelopment Corridor). The property is located at 1058 & 1078 Moreland Avenue. The property has approximately 300 feet of frontage along Shadowridge Drive and contains 9.3 acres.

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**NEW CASES:**

**N1      Z-22-1245472                      2022-1731                                      Commission District 03      Super District 06**  
**15-145-15-054, 15-145-15-099**  
**1058 & 1078 MORELAND AVE, ATLANTA, GA 30316**

Application of Clark Property and Porch & Square to rezone from RSM (Small Lot Residential Mix) (conditional) to MR-2 (Medium Density Residential-2)at 1058 and 1078 Moreland Avenue. The property has 299 feet of frontage on Shadowridge Drive and contains 9.3 acres.

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**N2      Z-22-1245770                      2022-1732                                      Commission District 03      Super District 07**  
**15-123-02-066**  
**3401 RAINBOW DR, DECATUR, GA 30034**

Application of DR Horton Inc c/o Battle Law PC to rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Res. Mix) to allow for single-family attached townhomes. The property is located on the southeast Corner of Rainbow Drive and Columbia Drive at 3401 Rainbow Drive in Decatur, Georgia The property has approximately 374 feet of frontage along Rainbow Drive and 756 feet of frontage along Columbia Drive and contains 7.23 acres.

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**N3      SLUP-22-1245771                      2022-1733                                      Commission District 03      Super District 07**  
**15-157-16-132**  
**2167 NEWGATE DR, DECATUR, GA 30035**

Application of Martha Liliana Rodriguez for a Special Land Use Permit (SLUP) for a child day care facility to allow up to six (6) children in an existing single-family home in the R-75 (Residential Medium Lot-75) District. The property is located on the north side of Newgate Drive, approximately 590 feet northwest of Wedgefield Circle, at 2167 Newgate Drive in Decatur, Georgia. The property has 75 feet of frontage along Newgate Drive and contains 0.29 acre.

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**N4      Z-22-1245772                      2022-1734**  
**16-167-02-012**  
**7276 UNION GROVE RD, LITHONIA, GA 30058**

**Commission District 05    Super District 07**

Application of L. Ainsley Elliot to rezone property from R-85 (Residential Medium Lot-85) District to M (Light Industrial) District for a tow yard with temporary vehicle storage. The property is located on the north side of Union Grove Road, at 7276 Union Grove Road. The property has approximately 114 feet of frontage and contains 16.04 acres.

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**N5      TA-22-1245814                      2022-1735**

**County-wide**

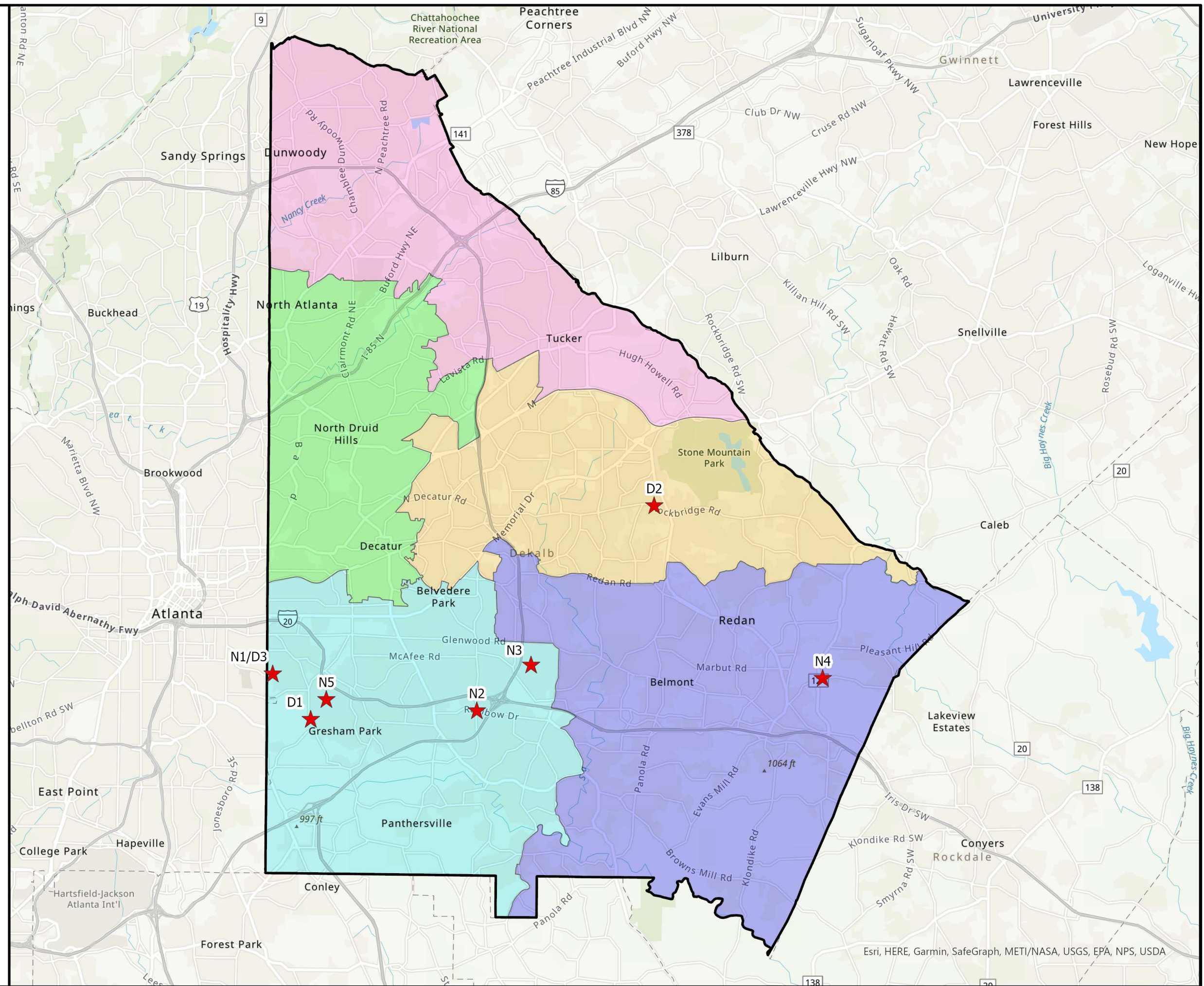
Application of the Director of Planning & Sustainability for a text amendment for an update to the zoning cycle calendar to change the Planning Commission meeting start time from 5:30 p.m. to 6:00 p.m. This text amendment is County-wide.

# DeKalb County Planning Commission July 2022 Cases

★ July Zoning Case

Commission District

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

