

DeKalb County Government

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



Agenda

Tuesday, July 12, 2022

5:30 PM

via ZOOM

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member Lauren Blaszyk (Dist. 1)

Member April Atkins (Dist. 2)

Member Vivian Moore (Dist. 3)

Member LaSonya Osler (Dist. 4)

Member Gwendolyn McCoy (Dist. 5)

Member Jana Johnson (Dist. 6)

Member Edward Patton (Dist. 7)

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, July 12, 2022 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86330344636> Or Telephone Dial: USA 8882709936 (US Toll Free) Conference code: 691303

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting.

The Board will provide 15 minutes of time for citizens to speak in favor of an agenda item, and 15 minutes for citizens to speak in opposition. Citizens who attend the meeting via the Zoom link above may join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. There will be no comment cards, so when you are called upon, please state your name and address for the record. Also, please be conscious of speaking time so that everyone has an opportunity to provide input in the allotted time.

Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 p.m. on the date of the public hearing to plansustain@dekalbcountyga.gov

Call To Order

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Thursday July 28, 2022 @ 5:30 p.m., via Zoom.

Roll Call

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

Email the DeKalb County Board of Commissioners at 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.

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 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.

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.

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 Clark Property and Porch & Square for 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.

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.

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.

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.

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 Catrina Crowe (frmly represented by 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.

N5 TA-22-1245814 2022-1735

County-wide

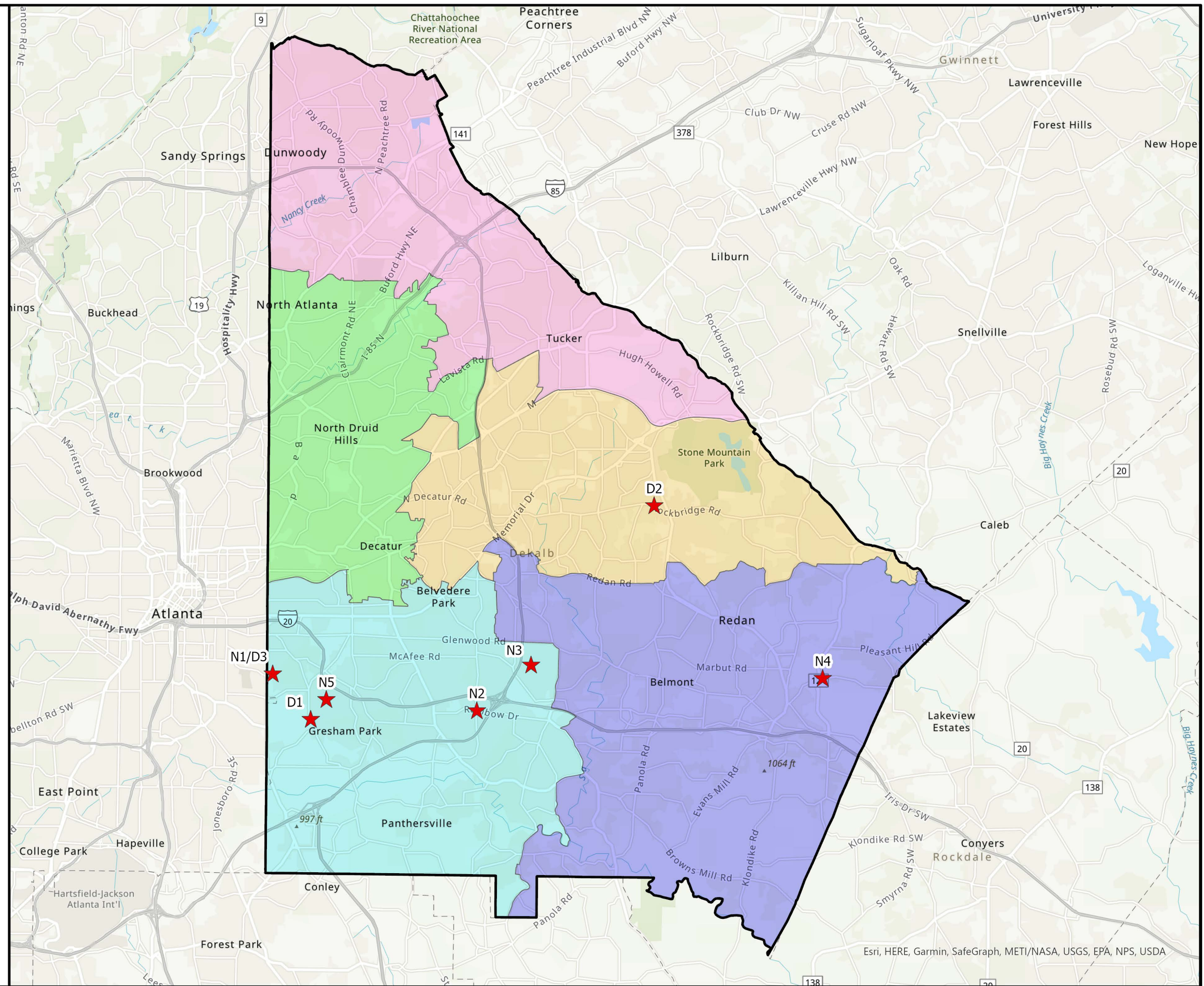
Application of the Director of Planning & Sustainability for a text amendment for an update to the zoning cycle calendar to change the Planning Commission meeting start time from 5:30 p.m. to 6:00 p.m. This text amendment is County-wide.

DeKalb County Planning Commission July 2022 Cases

★ July Zoning Case

Commission District

- 1
- 2
- 3
- 4
- 5



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

