

Planning Commission Meeting Date – Thursday, September 1, 2022 @ 6:00 P.M.
Planning Commission Meeting Date – Tuesday, September 6, 2022 @ 6:00 P.M.
Board of Commissioners Meeting Date – Thursday, September 29, 2022 @ 5:30 P.M.

Community Council Meeting Date – Tuesday, August 16, 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>

“Due to increased workload, staff analyses will be substantially modified during this zoning cycle. Please direct questions regarding meeting logistics to staff and questions regarding the applications to the applicants. You can find all applications, applicant contact information, and meeting agendas on our website.”
<https://www.dekalbcountyga.gov/planning-and-sustainability/public-hearing-agendas-info>

AGENDA

DEFERRED CASES:

D1-2022-1487 TA-22-1245671

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.

D2-2022-1481 LP-22-1245669
18-070-03-007, 18-070-03-011, 18-070-03-012
5615 MEMORIAL DR, STONE MOUNTAIN, GA 30083

Commission District 04 Super District 06

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 OD (Office Distribution) Zoning District uses, which may include 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.

D3-2022-1482 Z-22-1245670
18-070-03-007, 18-070-03-011, 18-070-03-012
5615 MEMORIAL DR, STONE MOUNTAIN, GA 30083

Commission District 04 Super District 06

Application of AK Memorial Shopping Center, LLC to rezone properties from C-1 (Local Commercial) Zoning District to OD (Office Distribution) Zoning District to allow for OD (Office Distribution) uses, which may include 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.

NEW CASES:

N1-2022-1906 TA-22-1245743

County-wide

Application of the Director of Planning and Sustainability to adopt a 5- year Update to the DeKalb County 2050 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1 Minimum Standards and Procedures for Local Comprehensive Planning, and established by the Georgia Planning Act of 1989. The property is located on within the areas of unincorporated DeKalb County.

**N3-2022-1908 LP-22-1245877
18-048-07-007
2920 N DECATUR RD, DECATUR, GA 30033**

Commission District 04 Super District 06

Application of David Kirk to amend the Land Use Map from LIND (Light Industrial) to TC (Town Center) for a multi-family residential development. The property is located on the north side of North Decatur Road, approximately 280 feet west of Jordan Lane, at 2920 North Decatur Road. The property has approximately 370 feet of frontage on North Decatur Road and contains 3.4 acres.

**N4-2022-1909 Z-22-1245923
18-048-07-007
2920 N DECATUR RD, DECATUR, GA 30033**

Commission District 04 Super District 06

Application of David Kirk to rezone property from M (Light Industrial) zoning district to HR-2 (High Density Residential-2) zoning district to allow construction of a multifamily residential development. The property is located on the north side of North Decatur Road, approximately 280 feet west of Jordan Lane, at 2920 North Decatur Road. The property has approximately 370 feet of frontage on North Decatur Road and contains 3.4 acres.

**N7-2022-1912 Z-22-1245928
18-091-03-006, 18-091-03-048
883 MOUNTAIN VIEW DR, STONE MOUNTAIN, GA 30083**

Commission District 04 Super District 07

Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes. The property is located on the east side of Mountain View Drive, approximately 165 feet south of Mountain Springs Way, at 875 and 883 Mountain View Drive in Stone Mountain, Georgia. The property has approximately 175 feet of frontage along Mountain View Drive and contains 2.71 acres.

**N8-2022-1976 Z-22-1245935
18-063-09-077
695 JORDAN LN, DECATUR, GA 30033**

Commission District 04 Super District 06

Application of Shalom Restorations, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow single-family detached homes. The property is located on the east side of Jordan Lane, the south side of Reverend DL Edwards Drive and Cemetery Drive, at 695 Jordan Lane in Decatur, Georgia. The property has approximately 155 feet of frontage along Jordan Lane, 105 feet of frontage along Reverend DL Edwards Drive, and 103 feet of frontage along Cemetery Drive and contains 0.67 acre.

(Planning Commission September 6th)

**N18-2022-1998 CZ-22-1245934
18-063-03-027
1849 LAWRENCEVILLE HWY, DECATUR, GA 30033**

Commission District 04 Super District 06

Application of ModWash, LLC c/o Battle Law P.C. for a request to modify zoning conditions to remove condition #1 pursuant to CZ-06-1241, restricting the use of the property to office and retail uses to allow a car wash in the C-1 (Local Commercial) zoning district. The property is located on the southeast quadrant of Lawrenceville Highway and Jordan Lane, approximately 415 feet north of DeKalb Industrial Way, at 1849 Lawrenceville Highway in Decatur, Georgia. The property has approximately 180 feet of frontage along Lawrenceville Highway and 230 feet of frontage along Jordan Lane and contains 1.28 acres.