

Planning Commission Meeting Date – Thursday, January 5, 2023 @ 6:00 P.M.
Board of Commissioners Meeting Date – Thursday, January 26, 2023 @ 5:30 P.M.

Community Council Meeting Date – Tuesday, December 13, 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

AGENDA

DEFERRED CASES:

D1-2021-3522 Z-22-1245331 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.

D5-2022-1976 Z-22-1245935 Commission District 04 Super District 06
18-063-09-077
695 JORDAN LN, DECATUR, GA 30033

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 a cottage style development. 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.

D6-2022-1998 CZ-22-1245934 Commission District 04 Super District 06
18-063-03-027
1849 LAWRENCEVILLE HWY, DECATUR, GA 30033

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.

D7-2022-2252 SLUP-22-1246038
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. to request a Special Land Use Permit (SLUP) to allow a drive-through car wash facility 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.

D8-2022-2260 CZ-22-1246090
18-083-01-010
1347 BERMUDA RD, STONE MOUNTAIN, GA 30087

Commission District 04 Super District 07

Application of Future Capital Investment for a Major Modification to zoning conditions pursuant to CZ-20-1243972 to reduce the number of single-family detached lots from 19 to 6 lots in the RSM (Small Lot Residential Mix) zoning district. The property is located on the southwest side of Bermuda Road, approximately 670 feet north of Malvern Boulevard, at 1347 Bermuda Road in Stone Mountain, Georgia. The property has approximately 500 feet of frontage along Bermuda Road and contains 6.66 acres.

NEW CASES:

N7-2022-2538 LP-23-1246182
15-247-02-028, 15-247-02-029, 15-247-02-030, 15-247-02-031, 15-247-03-013,
15-247-03-014, 15-247-03-015, 15-247-03-016, 15-248-06-005, 15-248-06-006,
15-248-06-007, 15-248-06-008, 15-248-06-009, 15-248-06-010, 15-248-06-011,
15-248-06-012, 15-248-06-025
745 ARCADIA AVE, DECATUR, GA 30030

Commission District 04 Super District 06

Application of WSE Development, LLC c/o Dennis Webb, Jr. to amend the Future Land Use Plan from Traditional Neighborhood (TN) character area to Town Center (TC) character area to construct multi-family apartments. The property is located on the west side of Arcadia Avenue along both sides of Derrydown Way and the north side of Craigie Avenue, at 747, 759, 771, 783, 746 758, 770, 782, 759, 783 Derrydown Way; and, 745, 751, 757, 763, 767, 769, 775, 781 and 787 Arcadia Avenue in Decatur, Georgia. The property has approximately 550 feet of frontage along Arcadia Avenue, 530 feet of frontage along Derrydown Way, and 212 feet of frontage along Craigie Avenue and contains 5.2 acres.

N8-2022-2539 Z-23-1246183
15-247-02-028, 15-247-02-029, 15-247-02-030, 15-247-02-031, 15-247-03-013,
15-247-03-014, 15-247-03-015, 15-247-03-016, 15-248-06-005, 15-248-06-006,
15-248-06-007, 15-248-06-008, 15-248-06-009, 15-248-06-010, 15-248-06-011,
15-248-06-012, 15-248-06-025
745 ARCADIA AVE, DECATUR, GA 30030

Commission District 04 Super District 06

Application of WSE Development, LLC c/o Dennis Webb, Jr. to rezone properties from MR-2 (Medium Density Residential-2) zoning district and R-75 (Residential Medium Lot) zoning district to HR-2 (High Density Residential-2) zoning district to allow for the construction of multi-family apartments. The property is located on the west side of Arcadia Avenue along both sides of Derrydown Way and the north side of Craigie Avenue, at 747, 759, 771, 783, 746 758, 770, 782, 759, 783 Derrydown Way; and, 745, 751, 757, 763, 767, 769, 775, 781 and 787 Arcadia Avenue in Decatur, Georgia. The property has approximately 550 feet of frontage along Arcadia Avenue, 530 feet of frontage along Derrydown Way, and 212 feet of frontage along Craigie Avenue and contains 5.2 acres.

N9-2022-2540 Z-23-1246187 Commission District 04 Super District 06
15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008,
15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014,
15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021,
15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001,
15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007,
15-251-02-015, 15-251-02-016
3350 KENSINGTON RD, DECATUR, GA 30032

Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) zoning districts to MU-5 (Mixed Use Very High Density) zoning district to allow a future mix of land uses to implement the LCI Plan and transit-oriented development goals. The property is located on the south side of Mountain Drive, the northeast side of Covington Highway, the north side of Kensington Road, and the west side of Memorial Drive, along both sides of the MARTA rail line in Decatur, Georgia. The property has approximately 2,075 feet along Mountain Drive; 500 feet along Memorial Drive; 758 feet along Covington Highway; and 1521 feet along Kensington Road and contains 35.2 acres.

N10-2022-2541 SLUP-23-1246189 Commission District 04 Super District 07
16-127-02-020
6651 PRINCETON PARK CT, LITHONIA, GA 30058

Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District. The property is located on the east side of Princeton Park Court, at 6651 Princeton Park Court in Lithonia, Georgia. The property has approximately 92 feet of frontage along Princeton Park Court and contains 0.36 acre.

N11-2022-2542 TA-23-1246147 County-wide

Application of the Director of Planning & Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Section 2.24.1, Table 2.2 (Non-Residential Zoning Districts Dimensional Requirements) to reduce or eliminate the minimum multi-family unit size in the O-I (Office Institutional) Zoning District. This text amendment is County-wide.

N12-2022-2549 TA-23-1246199 County-wide

Application of the Director of Planning & Sustainability to amend Article 6 (Parking) of the DeKalb County Zoning Ordinance to add minimum and maximum studio apartment parking ratio standards. This text amendment is County-wide.

N13-2022-2543 TA-23-1246181 County-wide

Application of the Director of Planning & Sustainability for text amendments to the DeKalb County Zoning Ordinance to align with updates to the state zoning procedure statutes. Amendments include but are not limited to Section 9.1.3 (Defined Terms), Section 7.1.2 (Governing Bodies), Section 7.2.4 (Public Hearings), Section 4.1.3 (Use Table), and Section 7.5.8 (Appeals of Decisions of the Zoning Board of Appeals). This text amendment is County-wide.

N14-2022-2550 TA-23-1246200 County-wide

Application of the Director of Planning & Sustainability for a text amendment to the DeKalb County Zoning Ordinance, Section 5.4.4 (Site and Parking Area Landscaping), to address parking lot landscaping requirements. This text amendment is County-wide.