

Planning Commission Meeting Date – Thursday, January 5, 2023 6:00 PM
(This meeting will be held online, 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

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

Board of Commissioners Meeting Date – Thursday, January 26, 2023 5:30 PM
(This is an in-person meeting; not Zoom.)

AUDITORIUM OF THE MALOOF CENTER
1300 COMMERCE DRIVE, SUITE 400
DECATUR, GA 30030

(This meeting will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

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.

D2-2022-1996 LP-22-1245892 Commission District 05 Super District 07
15-220-01-001, 15-220-01-023, 15-220-01-024, 15-220-01-041
1172 LONGSHORE DR, DECATUR, GA 30032

Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to amend the future land use plan from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow for the construction of single-family attached townhomes. The property is located on the north side of Redan Road and the east side of Longshore Drive, at 1172 Longshore Drive; and 3676, 3686, and 3694 Redan Road in Decatur, Georgia. The property has approximately 555 feet of frontage along Redan Road and 145 feet of frontage along Longshore Drive and contains 4.05 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.

D9-2022-2263 Z-22-1246093
18-267-01-004, 18-267-01-007, 18-267-01-008
3375 NORTHEAST EXPY, CHAMBLEE, GA 30341

Commission District 01 Super District 07

Application of Paul Cables, Alpha Residential, and Parker Poe to rezone properties from O-I (Office Institutional) Zoning District to HR-3 (High Density Residential-3) Zoning District to allow apartments. The property is located on the east side of Interstate 85/Northeast Expressway and the south side of Woodcock Boulevard, at 3355, 3375, and 3395 Northeast Expressway in Chamblee, Georgia. The property has approximately 1,042 feet of frontage along Interstate 85/Northeast Expressway, 290 feet of frontage along Woodcock Boulevard and contains 7.02 acres.

D10-2022-2264 Z-22-1246095
18-049-01-012, 18-049-01-013
1602 SCOTT BLVD, DECATUR, GA 30033

Commission District 02 Super District 06

Application of Andrew Rutledge to rezone properties from R-75 (Residential Medium Lot-75) Zoning District to MR-2 (Medium Density Residential-2) Zoning District to allow the construction of single-family, attached townhomes. The property is located on the northwest corner of Scott Boulevard and Blackmon Drive, at 1602 Scott Boulevard and 2488 Blackmon Drive in Decatur, Georgia. The property has approximately 315 feet of frontage along Scott Boulevard, 78 feet of frontage along Blackmon Drive and contains 0.92 acre.

D11-2022-2268 SLUP-22-1246099
15-224-09-062
1193 SHERRINGTON DR, STONE MOUNTAIN, GA 30083

Commission District 05 Super District 07

Application of Monique Hardnett for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District. The property is located on west side of Sherrington Drive opposite Bergen Court, at 1193 Sherrington Drive in Stone Mountain, Georgia. The property has approximately 100 feet of frontage along Sherrington Drive and contains 0.43 acre.

D12-2022-2269 TA-22-1246100

Commission District 02 Super District 06

Application of the Director of Planning & Sustainability for text amendments to the *Zoning Ordinance*, Chapter 27-3.22—Emory Village Overlay District—to update permitted and prohibited uses; revise minimum parking requirements; and to address building design and other overlay district enhancements.

NEW CASES:

N1-2022-2532 LP-23-1246168
15-163-04-163
4819 GLENWOOD RD, DECATUR, GA 30035

Commission District 03 Super District 07

Application of Mustaq Moosa to amend the Future Land Use Plan from Suburban (SUB) character area to Commercial Redevelopment Corridor (CRC) character area to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building. The property is located on the southeast corner of Glenwood Road and Janet Lane at 4819 Glenwood Road in Decatur, Georgia. The property has approximately 280 feet of frontage along Glenwood Road and 245 feet of frontage along Janet Lane and contains 1.56 acres.

N7-2022-2538 LP-23-1246182 Commission District 04 Super District 06
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

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 Commission District 04 Super District 06
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

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.