

DeKalb County Government

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



Agenda

Thursday, January 5, 2023

6:00 PM

via ZOOM

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member Deanna Murphy (Dist. 1)

Member April Atkins (Dist. 2)

Member Vivian Moore (Dist. 3)

Member LaSonya Osler (Dist. 4)

Member Jan Costello (Dist. 5)

Member Jana Johnson (Dist. 6)

Member Edward Patton (Dist. 7)

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, January 5, 2023 at 6:00 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.

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. 10 minutes of testimony will be allocated for the applicant and those in support of the application. 10 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, January 26, 2023 @ 5:30 p.m., via the County website.

Roll Call

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-100) 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.

D3-2022-1997 Z-22-1245922 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 rezone property from MU-4 (Mixed-Use High Density) Zoning District to MR-1 (Medium Density Residential-1) Zoning District 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.

D4-2022-1471 Z-22-1245544 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) zoning district to RNC (Residential Neighborhood Conservation) zoning 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 4104 Bouldercrest Road in Ellenwood, Georgia. The property has approximately 400 feet of frontage along Bouldercrest Road and contains 22.14 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 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. 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.

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.

N2-2022-2533 Z-23-1246097
15-163-04-163
4819 GLENWOOD RD, DECATUR, GA 30035

Commission District 03 Super District 07

Application of Mustaq Moosa to rezone property from R-75 (Residential Medium Lot-75) zoning district to C-2 (General Commercial) zoning district 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.

N3-2022-2534 SLUP-23-1246098
15-163-04-163
4819 GLENWOOD RD, DECATUR, GA 30035

Commission District 03 Super District 07

Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building within the C-2 (General Commercial) zoning district. 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.

N4-2022-2535 SLUP-23-1246169
15-009-05-032
2931 WARD LAKE WAY, ELLENWOOD, GA 30294

Commission District 03 Super District 06

Application of Walter Artis & Felicia Williams for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the RSM (Small Lot Residential Mix) zoning district. The property is located on the west side of Ward Lake Way, at 2931 Ward Lake Way in Ellenwood, Georgia. The property has approximately 53 feet of frontage along Ward Lake Way and contains 0.18 acre.

N5-2022-2536 Z-23-1246173
18-286-01-003
3964 CHAMBLEE-TUCKER RD, DORAVILLE, GA 30340

Commission District 01 Super District 07

Application of Atlanta Sanaton Associates c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to OIT (Office-Institutional Transitional) zoning district to allow for a place of worship. The property is located on the northeast side of Chamblee Tucker Road, approximately 130 feet north of Bolissa Drive, at 3964 Chamblee Tucker Road in Doraville, Georgia. The property has approximately 92 feet of frontage along Chamblee Tucker Road and contains 1.48 acres.

N6-2022-2537 SLUP-23-1246180
15-126-03-007
2571 E. WESLEY CHAPEL WAY, DECATUR, GA 30035

Commission District 05 Super District 07

Application of Anandi JRK, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) request to allow accessory fuel pumps for a proposed convenience store within Tier 1 of the Interstate 20 Overlay District and the C-1 (Local Commercial) zoning district. The property is located on the north side of Interstate 20 and the west side of East Wesley Chapel Way, at 2571 East Wesley Chapel Way in Decatur, Georgia. The property has approximately 210 feet of frontage along East Wesley Chapel Way and contains 0.935 acre.

N7-2022-2538 **LP-23-1246182** **(WITHDRAWN)** **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** **(WITHDRAWN)** **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-75) 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.

DeKalb County Planning Commission January 2023 Cases

● Application Site

District ID

- 1
- 2
- 3
- 4
- 5

