

Development Service Center 178 Sams Street Decatur, GA 30030 www.dekalbcountyga.gov/planning 404-371-2155 (o); 404-371-4556 (f)

Chief Executive Officer
Michael Thurmond

# **DEPARTMENT OF PLANNING & SUSTAINABILITY**

Interim Director Cedric Hudson

Planning Commission Meeting Date – Tuesday, March 7, 2023 @ 6:00 P.M. (Zoom)
Board of Commissioners Meeting Date – Thursday, March 30, 2023 @ 5:30 P.M. (In-Person – Maloof Auditorium)

Community Council Meeting Date - Monday, February 6, 2023 @ 6:30 PM

Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/j/81888240425

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

#### **AGENDA**

# **DEFERRED CASES:**

D4-2022-2537 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.

### D6-2022-2270 TA-22-1246101

# **County-wide**

Application of the Director of Planning & Sustainability for text amendments to the *Zoning Ordinance*, Chapter 27, to create Section 5.7.9 to consolidate regulations specific to cottage housing development; to amend Article 2 (Residential Zoning Districts: Dimensional Requirements) for the facilitation of cottage housing development in various zoning districts; to amend Section 5.7.5 (Detached Houses) related to cottage housing development, and to revise other applicable sections of the *Zoning Ordinance* to accommodate cottage housing development. This text amendment is County-wide.

## **NEW CASES:**

N1-2023-0064 LP-23-1246239

Co

Commission District 05 Super District 07

16-189-01-003

1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Land Engineering and Surveying Inc to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to accommodate an existing landscape company, upgrade and expand the building, and add additional parking. The property is located on the east side of Rock Chapel Road, approximately 285 feet north of Rock Mountain Road at 1422 Rock Chapel Road, Lithonia, Georgia. The property has approximately 300 feet of frontage along Rock Chapel Road and contains 5.23 acres.

**Commission District 05 Super District 07** 

N2-2023-0065 Z-23-1246238 16-189-01-003 1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Land Engineering and Surveying, Inc. to rezone property from R-100 (Residential Medium Lot) zoning district to M (Light Industrial) zoning district to accommodate an existing landscaping company, upgrade and expand the building, and add additional parking. The property is located on the east side of Rock Chapel Road, approximately 285 feet north of Rock Mountain Road, at1422 Rock Chapel Road, Lithonia, Georgia. The property has approximately 300 feet of frontage along Rock Chapel Road and contains 5.23 acres.

N3-2023-0066 LP-23-1246240

**Commission District 05 Super District 07** 

16-189-01-002

1450 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Land Engineering and Surveying to amend the Future Land Use Plan from Suburban (SUB) character area to Light Industrial (LIND) character area to allow for the construction of a proposed landscaping company. The property is located on the northeast corner of Rock Chapel Road and Rock Mountain Road, at 1450 Rock Chapel Road, Lithonia Georgia. The property has approximately 285 feet of frontage along Rock Chapel Road and contains 3.97 acres.

N4-2023-0067 Z-23-1246241

**Commission District 05 Super District 07** 

16-189-01-002

1450 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Land Engineering and Surveying to rezone property from R-100 (Residential Medium Lot) zoning district to M (Light Industrial) zoning district to allow for the construction of a proposed landscaping company. The property is located on the northeast corner of Rock Chapel Road and Rock Mountain Road, at 1450 Rock Chapel Road, Lithonia Georgia. The property has approximately 285 feet of frontage along Rock Chapel Road and contains 3.97 acres.

N9-2023-0072 CZ-23-1246251

Commission District 05 Super District 07

16-104-01-004

7006 COVINGTON HIGHWAY, LITHONIA, GA 30058

Application of Bimor, LLC c/o Battle Law, P.C. for a request to modify zoning conditions pursuant to CZ-00043 to allow the construction of eight (8) single-family attached townhomes in the RSM (Residential Small Lot) zoning district. The property is located on the north side of Covington Highway and the west side of Wellington Walk Place, at 7006 Covington Highway, Lithonia, Georgia. The property has approximately 265 feet of frontage along Wellington Walk Place and 150 feet of frontage along Covington Highway and contains 1.09 acres.

## N11-2023-0185 TA-23-1246284

**County-wide** 

Application of the Director of Planning & Sustainability to amend the DeKalb County Zoning Ordinance to address Workforce Housing. This text amendment is County wide.

### **NEW BUSINESS:**

Chair and Vice-Chair Elections.