

**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 – Wednesday, February 8, 2023 @ 6:00 PM**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/83069715909>

Or Telephone Dial:  
USA 888-270-9936 (US Toll Free)  
Conference code: 691303

## AGENDA

### DEFERRED CASES:

**D2-2022-2259      CZ-22-1246089      Commission District 03      Super District 06**  
**15-179-06-062**  
**211 S HOWARD ST, ATLANTA, GA 30317**

Application of Chad Mercer for a Major Modification to zoning conditions pursuant to CZ-18-21945 to increase the number of residential units from 6 to 8 units in the MR-2 (Medium Density Residential-2) zoning district. The property is located on the southwest corner of Memorial Drive and South Howard Street at 211 South Howard Street in Atlanta, Georgia. The property has approximately 185 feet of frontage along Memorial Drive and 100 feet of frontage along South Howard Street and contains 0.43 acre.

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**D3-2022-2262      Z-22-1246092      Commission District 03      Super District 06**  
**15-147-07-001**  
**1065 FAYETTEVILLE RD, ATLANTA, GA 30316**

Application of Toll Brothers c/o Kathryn Zickert, Smith, Gambrell, & Russell, LLC to rezone property from O-I (Office Institutional) zoning district to RSM (Small Lot Residential Mix) zoning district to allow the construction of single-family attached townhomes. The property is located on the east side of Interstate 20, the north side of Graham Circle, and the west side of Fayetteville Road, at 1065 Fayetteville Road in Atlanta, Georgia. The property has approximately 1,068 feet of frontage along Interstate 20, 536 feet of frontage along Graham Circle, 612 feet of frontage along Fayetteville Road and contains 17.2 acres.

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**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.

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**NEW CASES:**

**N5-2023-0068 LP-23-1246249  
15-173-07-022  
710 FAYETTEVILLE RD, ATLANTA, GA 30316**

**Commission District 03 Super District 06**

Application of Perennial Properties Land Use Amendment to change from Suburban (SUB) character area to Neighborhood Center (NC) character area. The property is located on property located 140 feet east of Fayetteville Road and approximately 456 feet north of Terry Mill Road, at 710 Fayetteville Road, Atlanta, Georgia. The property has no public road frontage (proposed access will be via Second Avenue through adjacent properties to the east under common ownership) and contains 1.96 acres.

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**N6-2023-0069 Z-23-1246248  
15-173-07-022  
710 FAYETTEVILLE RD, ATLANTA, GA 30316**

**Commission District 03 Super District 06**

Application of Craig Wasilewsky to rezone property from R-75 (Residential Medium Lot) zoning district to MR-2 (Medium Density Residential-2) zoning district to construct multi-family apartments. The property is located 140 feet east of Fayetteville Road and approximately 456 feet north of Terry Mill Road, at 710 Fayetteville Road, Atlanta, Georgia. The property has no public road frontage (proposed access will be via Second Avenue through adjacent properties to the east under common ownership) and contains 1.96 acres.

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**N7-2023-0070 CZ-23-1246278  
15-179-08-001  
1807 MEMORIAL DRIVE, ATLANTA GA 30317**

**Commission District 03 Super District 06**

Application of Celina Lane c/o Battle Law, P.C. to request a major modification to zoning conditions pursuant to CZ-1243618 to modify condition #1 to allow the site plan to be changed to reflect the operation of a doggy daycare business and modify use conditions to include dog daycare, boarding (primary), grooming, indoor/outdoor play area within the existing Parkview Plaza building (Suite B) in the MU-4 (Mixed Use -4) zoning district. The property is located on the south side of Memorial Drive, the east side of Wilkinson Drive, and the west side of Warren Street, at 1807 Memorial Drive, Atlanta, Georgia. The property has approximately 48 feet of frontage along Memorial Drive, 490 feet of frontage along Warren Street, 850 feet of frontage along Wilkinson Drive and contains 10.89 acres.

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**N8-2023-0071 SLUP-23-1246250  
15-179-08-001  
1807 MEMORIAL DRIVE, ATLANTA GA 30317**

**Commission District 03 Super District 06**

Application of Celina Lane c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow for a Doggy Daycare business within the existing Parkview Plaza building (Suite B) in the MU-4 (Mixed Use-4) zoning district. The property is located on the south side of Memorial Drive, the east side of Wilkinson Drive, and the west side of Warren Street, at 1807 Memorial Drive, Atlanta, Georgia. The property has approximately 48 feet of frontage along Memorial Drive, 490 feet of frontage along Warren Street, 850 feet of frontage along Wilkinson Drive and contains 10.89 acres.

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**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.

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**NEW BUSINESS:**

Chair and Vice-Chair Elections.