

DeKalb County Government

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



Agenda

Tuesday, March 7, 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 Tuesday, March 7, 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, March 30, 2023 @ 5:30 p.m., IN-PERSON (this is not a Zoom meeting) at the Manuel Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030 and may be viewed on the County website.

Roll Call



Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Planning Commission Meeting Date – Tuesday, March 7, 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.

Board of Commissioners Meeting Date – Thursday, March 30, 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.)

Citizens may also email documents for inclusion into the official record by submitting such materials by
5:30 pm five (5) business days prior to the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2022-2254 CZ-22-1246039 Commission District 04 Super District 06
15-251-01-028
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

Application of Avondale Park, LLC c/o Felipe Castellanos for a Major Modification to zoning conditions pursuant to CZ-21-1245061 in the MU-5 (Mixed Use 5) zoning district for a mixed residential, office, and commercial development to change the use of the office and retail buildings designated as "A", "B", and "C" on the approved concept plan, to now combine those buildings into one mixed-use building with up to 49,000 square feet of commercial and up to 202 apartment units. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court at 3458, 3468, and 3478 Mountain Drive, Decatur, Georgia. The property has approximately 358 feet of frontage on Mountain Drive and contains 9.32 acres.

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 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, 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.

D3-2022-2262 Z-22-1246092
15-147-07-001
1065 FAYETTEVILLE RD, ATLANTA, GA 30316

Commission District 03 Super District 06

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.

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.

D5-2022-2269 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.

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
16-189-01-003
1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

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 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 at 1422 Rock Chapel Road, Lithonia, Georgia. The property has approximately 300 feet of frontage along Rock Chapel Road and contains 5.23 acres.

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

Commission District 05 Super District 07

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, at 1422 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
16-189-01-002
1450 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

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
16-189-01-002
1450 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

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.

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

Commission District 03 Super District 06

Application of Craig Wasilewsky to amend the future land use plan from Suburban (SUB) character area to Neighborhood Center (NC) character area. 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.

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.

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 dog 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.

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 dog 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.

N9-2023-0072 CZ-23-1246251
16-104-01-004
7006 COVINGTON HIGHWAY, LITHONIA, GA 30058

Commission District 05 Super District 07

Application of Bimor, LLC c/o Battle Law, P.C. to request a Major Modification to 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.

N10-2023-0115 SLUP-23-1246256
15-252-01-002, 15-252-01-005, 15-252-01-007, 15-252-01-008
4434, 4450 & 4466 MEMORIAL DRIVE, DECATUR, GA 30032

Commission District 04 Super District 06

Application of QuikTrip Corp c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to allow the installation of fuel pumps associated with a new convenience Store in the C-2 (General Commercial) zoning district. The property is located on the north side of Memorial Drive, the southwest side of Interstate 285, and the east side of Northern Avenue, at 4434, 4450, and 4466 Memorial Drive and 187 Northern Avenue, Avondale Estates, Georgia. The property has approximately 337 feet of frontage along Memorial Drive, 423 feet of frontage along Northern Avenue, and 193 feet of frontage along Interstate 285 and contains 2.15 acres.

N11-2023-0185 TA-23-1246284

County-wide

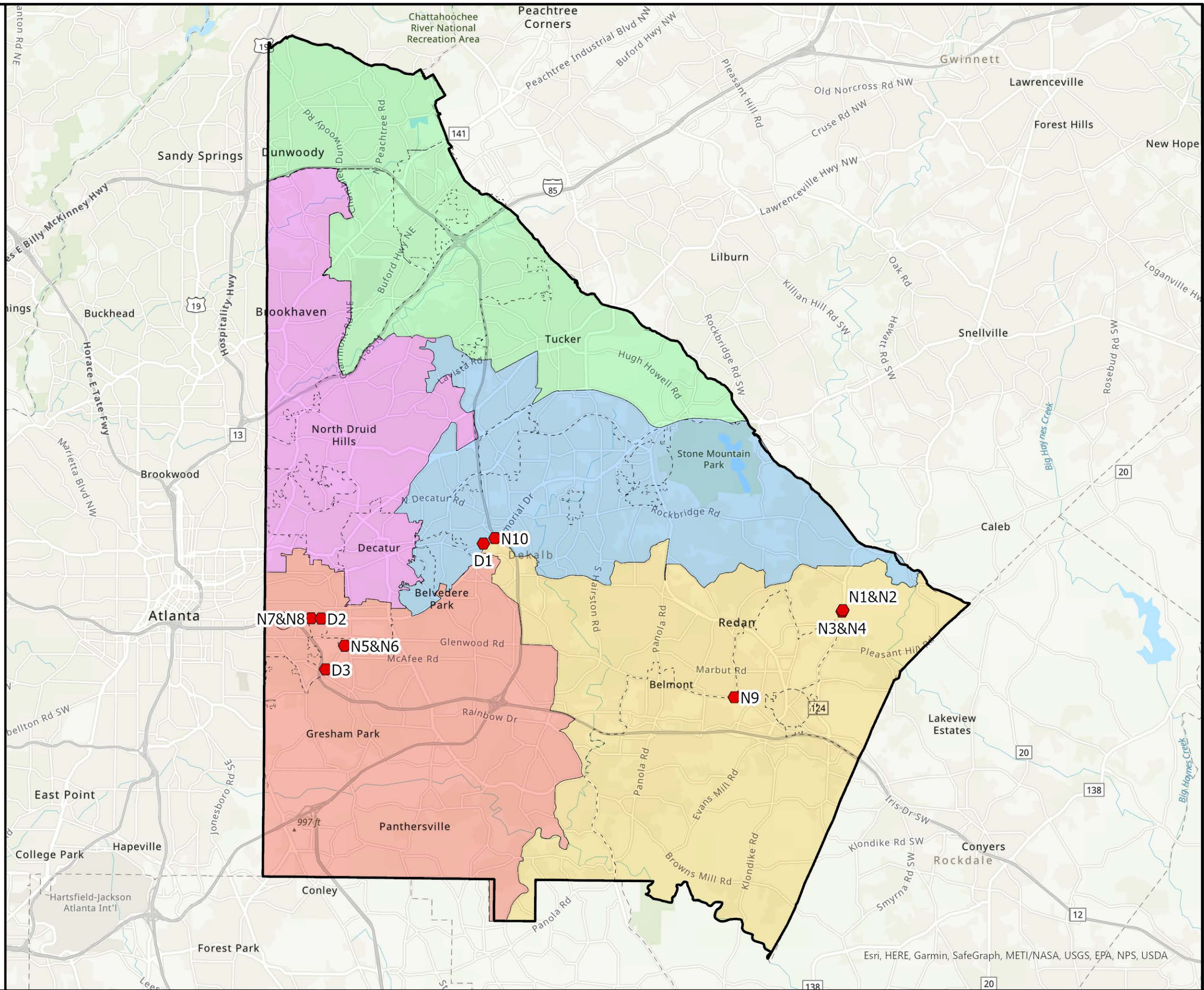
Application of the Director of Planning & Sustainability to amend the DeKalb County Zoning Ordinance to address Workforce Housing. This text amendment is County wide.

DeKalb County Planning Commission March 2023 Cases

● Application Site

District ID

- 1
- 2
- 3
- 4
- 5



Map Prepared by:
Long Range Planning
DeKalb County Planning and
Sustainability Department

