

**Board of Commissioners Meeting Date – Thursday, September 28, 2023 5:30 PM**

(This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

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

Citizens may also email documents for inclusion into the official record by submitting such materials by  
**5:30 pm three (3) business days prior to the public hearing.**

Email the DeKalb County Board of Commissioners at [publichearing@dekalbcountyga.gov](mailto:publichearing@dekalbcountyga.gov)

**AGENDA**

**DEFERRED CASE:**

**D1-2022-2270 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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**D2-2023-0338 Z-23-1246384**

**Commission District 03 Super District 06**

**15-053-03-001, 15-044-09-030**

**2001 RIVER RD & 2938 BOULDERCREST RD, ELLENWOOD, GA 30294**

Application of Emily M. Johnson to rezone properties from the Bouldercrest Overlay District Tier 5, with underlying zoning of C-1 (Local Commercial) and R-100 (Residential Medium Lot-100) zoning districts to the Bouldercrest Overlay District Tier 3, with underlying zoning of C-1 (Local Commercial) zoning district for the expansion of the existing Safe Haven office building. The property is located at 2001 River Road and 2938 Bouldercrest Road in Ellenwood, Georgia.

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**D3-2023-0340 Z-23-1246390**

**Commission District 03 Super District 06**

**15-021-01-010, 15-021-01-015, 15-021-01-016**

**2098 & 2124 CEDAR GROVE ROAD, CONLEY, GA 30288**

**3345 BOULDERCREST RD, ELLENWOOD, GA 30294**

Application of KBD Development c/o Battle Law, P.C. to rezone from Bouldercrest Overlay Tier 3 & Soapstone Historic District with underlying zoning of R-100 & C-1 to Bouldercrest Overlay District Tier 3 & Soapstone Historic District with underlying zoning of RSM district to allow for construction of single-family attached townhomes. The property is located at 3345 Bouldercrest Road, 2098 and 2124 Cedar Grove Road in Ellenwood, Georgia.

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**D4-2023-0341 SLUP-23-1246391**

**Commission District 03 Super District 06**

**15-021-01-010, 15-021-01-015, 15-021-01-016**

**2098 & 2124 CEDAR GROVE ROAD, CONLEY, GA 30288**

**3345 BOULDERCREST RD, ELLENWOOD, GA 30294**

Application of KBD Development c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow the construction of single-family attached townhomes in the Bouldercrest Overlay Tier 3 & Soapstone Historic District with underlying zoning of RSM District. The property is located at 3345 Bouldercrest Road, 2098 and 2124 Cedar Grove Road in Ellenwood, Georgia.

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**NEW CASES:**

**N1-2023-0871      SLUP-23-1246540      Commission District 03    Super District 06**  
**15-086-05-078**  
**3137 WESLOCK CIRCLE, DECATUR, GA 30034**

Application of First Family Home Care, LLC to request a Special Land Use Permit (SLUP) for a personal care home for up to six (6) individuals within the R-75 (Residential Medium Lot-75) zoning district. The property is located at 3137 Weslock Circle in Decatur, Georgia.

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**N2-2023-0872      Z-23-1246542      Commission District 05    Super District 07**  
**16-186-01-007**  
**7566 UNION GROVE ROAD, LITHONIA, GA 30058**

Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to allow a Personal Care Home for seven (7) individuals. The property is located at 7566 Union Grove Road in Lithonia, Georgia.

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**N3-2023-0873      SLUP-23-1246543      Commission District 05    Super District 07**  
**16-186-01-007**  
**7566 UNION GROVE ROAD, LITHONIA, GA 30058**

Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to allow a Personal Care Home for seven (7) individuals within the RSM (Small Lot Residential Mix) zoning district. The property is located at 7566 Union Grove Road in Lithonia, Georgia.

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**N4-2023-0874      Z-23-1246544      Commission District 03    Super District 07**  
**15-158-02-005, 15-158-02-006, 15-158-02-007,**  
**15-158-02-051, 15-158-02-008 & 15-158-02-009**  
**4127, 4139, 4147, 4149, 4163 & 4173 MAPLEWOOD DRIVE, DECATUR, GA 30035**

Application of Alex Ciuca c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of single-family detached homes. The properties are located at 4127-4173 Maplewood Drive in Decatur, Georgia.

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**N5-2023-0875      SLUP-23-1246545      Commission District 01 Super District 07**  
**18-283-04-001, 18-266-05-014**  
**3003 CHAMBLEE-TUCKER ROAD & 2936 MERCER UNIVERSITY DRIVE, CHAMBLEE, GA 30341**

Application of Sid Tejpaal c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow the existing office building to be used as a residential apartment and to allow for thirteen (13) townhomes to be constructed in the existing parking area within an O-I (Office-Institutional) zoning district. The property is located at 3003 Chamblee-Tucker Road and 2936 Mercer University Drive in Chamblee, Georgia.

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**N6-2023-0876      SLUP-23-1246546      Commission District 05    Super District 07**  
**16-126-02-068**  
**1480 SOUTH DESHON ROAD, LITHONIA, GA 30058**

Application of Jonathon L. Yates for Milestone Communications and Verizon Wireless for a Special Land Use Permit (SLUP) to allow a stealth monopine-style wireless telecommunications facility within an R-100 (Residential Medium Lot-100) zoning district. The property is located at 1480 South Deshon Road in Lithonia, Georgia.

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**N7-2023-0877    CZ-23-1246550**  
**16-102-01-001**  
**6290 SAYLER PARK, LITHONIA, GA 30058**

**Commission District 05   Super District 07**

Application of DeKalb County Parks Department c/o Caleb Wittenmyer to request a Major Modification of zoning conditions pursuant to CZ-96056 to remove Condition #16, pertaining to required donation of land to the DeKalb County Parks Department in the RSM (Residential Small Lot Mix) zoning district. The property is located at 6290 Sayler Park in Lithonia, Georgia.

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**N8-2023-0906    TA-23-1246555**

**Commission District 02   Super District 06**

Application of the Director of Planning & Sustainability to request text amendments to Chapter 27-3.22, Division 22 - Emory Village Overlay District. This text amendment is County-wide.