



DeKalb County
GEORGIA

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

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

Interim Director
Cedric Hudson

Planning Commission Meeting Date – Thursday, November 2, 2023 6:00 PM

(This meeting will be held online, via Zoom.)

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/s/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, November 16, 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 Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

DEFERRED CASE:

D1-2023-0583 Z-23-1246452 **Commission District 02 Super District 06**
18-108-06-006
1481 LAVISTA RD, ATLANTA, GA 30324

Application of ArcOne Construction Company c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow for the construction of single-family detached homes.

N1-2023-1142 CZ-23-1246630 **Commission District 03 Super District 07**
15-186-04-028, 15-186-04-029
1484 and 1520 COLUMBIA DR, DECATUR, GA 30032

Application of Stix & Stones Homes for a major modification of zoning condition #1 and #2 pursuant to Z-22-1245596 to increase the number of units and construct a single-family detached cottage development within the R-60 (Residential Small Lot) zoning district.

N2-2023-1143 Z-23-1246648 **Commission District 05 Super District 07**
15-163-01-008
4822 COVINGTON HWY, DECATUR, GA 30035

Application of QuikTrip Corporation c/o Battle Law P.C. to rezone the subject parcel from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to develop a new convenience store with fuel pumps.

**N3-2023-1146 SLUP-23-1246650
18-062-03-001
1726 CHURCH STREET, DECATUR, GA 30033**

Commission District 02 Super District 06

Application of Farriz Morani for a Special Land Use Permit (SLUP) to build and operate a restaurant with drive through in a C-2 (General Commercial) zoning district within a Town Center (TC) Activity Center.

**N4-2023-1147 Z-23-1246652
16-193-04-004, 16-193-04-005
8070 and 8080 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30087**

Commission District 04 Super District 07

Application of William Diehl to rezone from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district for the construction and operation of a self-storage, multi-facility.

**N5-2023-1148 SLUP-23-1246653
16-193-04-004, 16-193-04-005
8070 and 8080 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30087**

Commission District 04 Super District 07

Application of William Diehl for a Special Land Use Permit (SLUP) for the construction and operation of a self-storage, multi-facility within the C-2 (General Commercial) zoning district.

**N6-2023-1149 CZ-23-1246655
15-083-01-013
2179 BOULDERCREST RD, ATLANTA, GA 30316**

Commission District 03 Super District 06

Application of Old Fourth Group, LLC c/o Craig Moore for a major modification of zoning condition #1 and #4, pursuant to Z-22-1246088 to remove/modify the limited use of the property within the M (Light Industrial) zoning district.

**N7-2023-1150 CZ-23-1246656
16-197-03-006, 16-197-03-012, 16-219-01-005,
16-219-01-006, 16-220-01-004, 16-220-01-007 & 16-220-01-009
1716 PLEASANT HILL TRAIL AND 7956, 7890, 8024, 7788, 7900 & 7860 PLEASANT HILL ROAD**

Commission District 05 Super District 07

Application of Hybrass Properties for a major modification of zoning conditions pursuant to CZ-18-22130 to construct fee simple townhouses within the RNC (Residential Neighborhood Conservation) zoning district.

**N8-2023-1151 SLUP-23-1246658
15-126-10-023
2536 SNAPFINGER ROAD, DECATUR, GA 30034**

Commission District 03 Super District 07

Application of Karim Surani c/o Dillard Sellers for a Special Land Use Permit (SLUP) to build and operate fuel pumps accessory to convenience store within a C-2 (General Commercial) zoning district and within Tier 3 of the I-20 Overlay District.

**N9-2023-1152 SLUP-23-1246659
15-126-10-023
2536 SNAPFINGER ROAD, DECATUR, GA 30034**

Commission District 03 Super District 07

Application of Karim Surani c/o Dillard Seller for a Special Land Use Permit (SLUP) to build and operate a convenience with alcohol outlet within a C-2 (General Commercial) zoning district and within Tier 3 of the I-20 overlay.

N10-2023-1153 Z-23-1246660 **Commission District 03 Super District 07**
15-183-22-007, 15-183-22-035
2569 and 2573 DUSTY LN, DECATUR, GA 30032

Application of Marc Pilgrim to rezone from R-75 (Residential Medium Lot) zoning district to RSM (Small Lot Residential Mix) zoning district to convert two existing duplexes into triplexes.

N11-2023-1249 Z-23-1246698 **Commission District 02 Super District 06**
18-100-04-006
3823 N DRUID HILLS ROAD, DECATUR, GA 30033

Application of Fariz Morani to rezone from NS (Neighborhood Shopping) district to C-1 (Local Commercial) district within a Town Center (TC) Activity Center to use the existing building to create a drive-through urgent care.

N12-2023-1154 SLUP-23-1246661 **Commission District 02 Super District 06**
18-100-04-006
3823 N DRUID HILLS ROAD, DECATUR, GA 30033

Application of Fariz Morani for a Special Land Use Permit (SLUP) to operate a drive through urgent care within C-1 (Local Commercial) zoning district and within a Town Center (TC) Activity Center.

N13-2023-1155 Z-23-1246662 **Commission District 05 Super District 07**
15-196-03-012
4381 COVINGTON HWY, DECATUR, GA 30035

Application of Naqib Hussain to rezone the subject parcel from C-1(Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand an existing auto repair business.

N14-2023-1161 TA-23-1246674 **County-wide**

Application of the Director of Planning and Sustainability to adopt the 2024-25 Zoning/Community Council Calendar. This text amendment is County-wide.

DeKalb County Planning Commission November 2023 Cases

■ Zoning Case Site

Commission District No.

- 1
- 2
- 3
- 4
- 5

■ Municipal Boundaries

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

