

**Planning Commission Meeting Date - Tuesday, January 9, 2024 @ 6:00 P.M. (Zoom)**  
**Board of Commissioners Meeting Date - Thursday, January 25, 2024 @ 5:30 P.M. (In-Person – Maloof Auditorium)**

**Community Council District 5**  
**Meeting Date – Monday, December 4, 2023 @ 6:30 PM**

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85393294400>

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

### **AGENDA**

#### **DEFERRED CASE:**

**D1-2023-0592      Z-23-1246464      Commission District 05 Super District 07**  
**16-006-03-001, 16-007-02-002, 16-007-02-013**  
**5646,5656 & 5650 COVINGTON HIGHWAY, STONE MOUNTAIN, GA 30088**

Application of Smith, Gambrell, and Russell, LLP requesting to rezone property from RSM (Residential Small Mix) zoning district to C-1 (Local Commercial) zoning district to allow for a retail commercial development.

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**D2-2023-0593      SLUP-23-1246465      Commission District 05 Super District 07**  
**16-006-03-001, 16-007-02-002, 16-007-02-013**  
**5646, 5656 & 5650 COVINGTON HIGHWAY, STONE MOUNTAIN, GA 30088**

Application of Smith, Gambrell, and Russell, LLP requesting a Special Land Use Permit (SLUP) to allow alcohol sales in a retail commercial development in the C-1 (Local Commercial) zoning district and Tier 1 of the Greater Hidden Hills Overlay District.

#### **NEW CASES:**

**N3-2023-1428      CZ-24-1246744      Commission District 05 Super District 07**  
**16-006-02-007**  
**5449 COVINGTON HIGHWAY, DECATUR, GA 30035**

Application of Michael Reynolds for a Major Modification of zoning conditions pursuant to CZ-87086 to construct a hardware store in the C-1 (Local Commercial) zoning district and Tier 1 of the Hidden Hills Overlay District.

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**N6-2023-1431      Z-24-1246747      Commission District 05 Super District 07**  
**16-089-03-012**  
**6826 COVINGTON HIGHWAY, LITHONIA, GA 30058**

Application of The Varner Group c/o Bejune Industries to rezone property from C-1 (Local Commercial) zoning district to RSM (Residential Medium Lot) zoning district to construct a townhome community.

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**N8-2023-1433    SLUP-24-1246750**  
**15-159-09-064**  
**2056 TUDOR CASTLE CIRCLE, DECATUR, GA 30035**

**Commission District 05   Super District 07**

Application of Ashley Denis for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) persons in the R-85 (Residential Medium Lot) zoning district.

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**N9-2023-1466    TA-24-1246761**

**All Districts**

Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

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**N10-2023-1467    TA-24-1246762**

**All Districts**

Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.