

**DeKalb County Planning Commission Zoning Meeting**  
**Tuesday, January 9, 2024 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.

Email the DeKalb County Planning Commission at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

**AGENDA**

**NEW CASES:**

**N1-2023-1426 SLUP-24-1246742 Commission District 03 Super District 07**  
**15-037-02-001**  
**3684 SETON HALL WAY, DECATUR, GA 30034**

Application of Dianne C. Belle for a Special Land Use Permit (SLUP) to allow a home occupation with customer contacts in the R-100 (Residential Medium Lot) zoning district.

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**N2-2023-1427 SLUP-24-1246743 Commission District 03 Super District 07**  
**15-131-01-143**  
**2445 WESLEY CHAPEL ROAD, DECATUR, GA 30035**

Application of Samantha Maffey for a Special Land Use Permit (SLUP) to allow a bank with a drive through in the C-1 (Local Commercial) zoning district and Tier 1 of the I-20 Overlay District.

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**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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**N4-2023-1429 SLUP-24-1246745 Commission District 02 Super District 06**  
**18-051-12-011**  
**1369 CLAIRMONT ROAD, DECATUR, GA 30033**

Application of Mark Ferguson for a Special Land Use Permit (SLUP) to allow the existing Po' Boy Shop restaurant to operate as a late-night establishment (beyond 12:30 am) in the C-1 (Local Commercial) zoning district.

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**N5-2023-1430 SLUP-24-1246746**  
**15-090-01-011**  
**4077 FLAT SHOALS PARKWAY, DECATUR, GA 30034**

**Commission District 03 Super District 06**

Application of Theresa Walcot-Ceesay for a Special Land Use Permit (SLUP) to allow for a Community Living Arrangement (CLA) in the NS (Neighborhood Shopping) zoning district and Tier 2 of the I-20 Overlay District.

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**N6-2023-1431 Z-24-1246747**  
**16-089-03-012**  
**6826 COVINGTON HIGHWAY, LITHONIA, GA 30058**

**Commission District 05 Super District 07**

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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**N7-2023-1432 Z-24-1246748**  
**18-107-04-049**  
**1075 ZONOLITE ROAD, ATLANTA, GA 30306**

**Commission District 02 Super District 06**

Application of AP Zonolite, LLC c/o Troutman, Pepper, Hamilton & Sanders, LLP to rezone property from M (Light Manufacturing) zoning district to C-1 (Local Commercial) zoning district to expand the office and commercial uses on the property.

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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.

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**NEW BUSINESS:**

**Planning Commission By-Laws.**

**(SEE NEXT PAGE FOR BOC AGENDA)**



## DEPARTMENT OF PLANNING & SUSTAINABILITY

### DeKalb County Board of Commissioners Zoning Meeting

Thursday, January 25, 2024 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:

**D1-2023-0592 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.

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##### NEW CASES:

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**Commission District 05 Super District 07**

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**TA-24-1246761**

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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.

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**NEW BUSINESS:**

**4071, 4083, 4075 OLD RIVER ROAD & 3488 MOSELY ROAD  
ELLENWOOD, GA 30294**

**District 03 Super District 07**

**15-028-05-010, 15-028-05-004, 15-028-05-003, 15-027-02-007**

Application of DeKalb County Recreation, Parks, and Cultural Affairs requesting the authorization to exercise eminent domain, pursuant to O.C.G.A. § 22-1-10, to acquire properties for the expansion of County Line Park.

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**319 3RD AVENUE & 304 CREIGHTON AVENUE  
AVONDALE ESTATES, GA, 30002  
18-010-03-001, 18-010-03-012**

**District 04 Super District 06**




Application of DeKalb County Recreation, Parks, and Cultural Affairs requesting the authorization to exercise eminent domain, pursuant to O.C.G.A. § 22-1-10, to acquire properties for the expansion of Cedar Park.



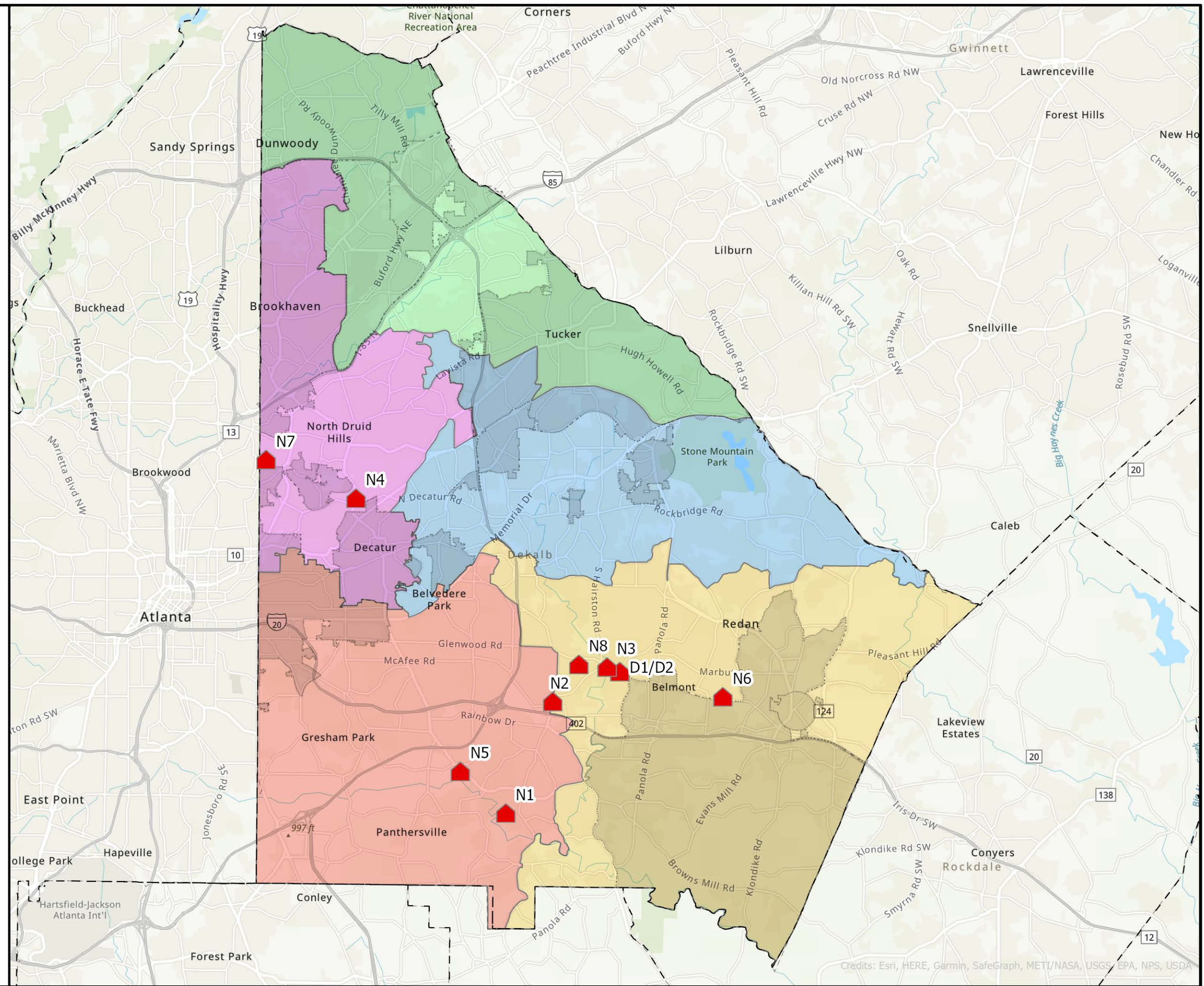
# DeKalb County Planning Commission January 2024 Cases

 Planning Case Site

Commission District No.

-  1
-  2
-  3
-  4
-  5

 Municipal Boundaries



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



Credits: Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA