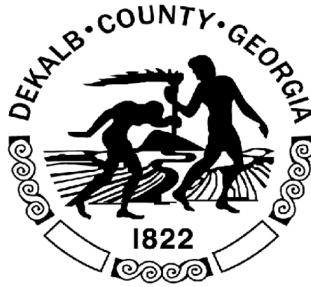


DeKalb County Government

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



Agenda

Tuesday, January 9, 2024

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Vice Chair Jon West
Member Deanna Murphy (Dist. 1)
Member Sarah Zou (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)

Call to Order:

The DeKalb County Planning Commission will hold its online zoning meeting on **Tuesday, January 9, 2024 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 888-270-9936 (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.

The Planning Commission will provide 10 minutes of time for interested parties to speak in favor of an agenda item, and 10 minutes for interested parties to speak in opposition. Interested parties who attend the meeting via the Zoom link above may join the public comment queue by raising their hand in the Zoom application, while interested parties who attend the meeting via telephone may join the comment queue by pressing # and the number 2.

When you are called upon, please state your name and address for the record. Also, please be conscious of speaking time so that everyone has an opportunity to provide input in the allotted time.

Interested parties may also email documents for inclusion into the official record by submitting such materials no later than 3 business days prior to the hearing date to plansustain@dekalbcountyga.gov

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, January 25, 2024 @ 5:30 p.m., in-person** (this is not a Zoom meeting) at the Manuel Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030, and via the County website.

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

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

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.

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.

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.

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.

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.

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.

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 Industrial) zoning district to C-1 (Local Commercial) zoning district to expand the office and commercial uses on the property.

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.

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.

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.



NEW BUSINESS:

Planning Commission By-Laws.

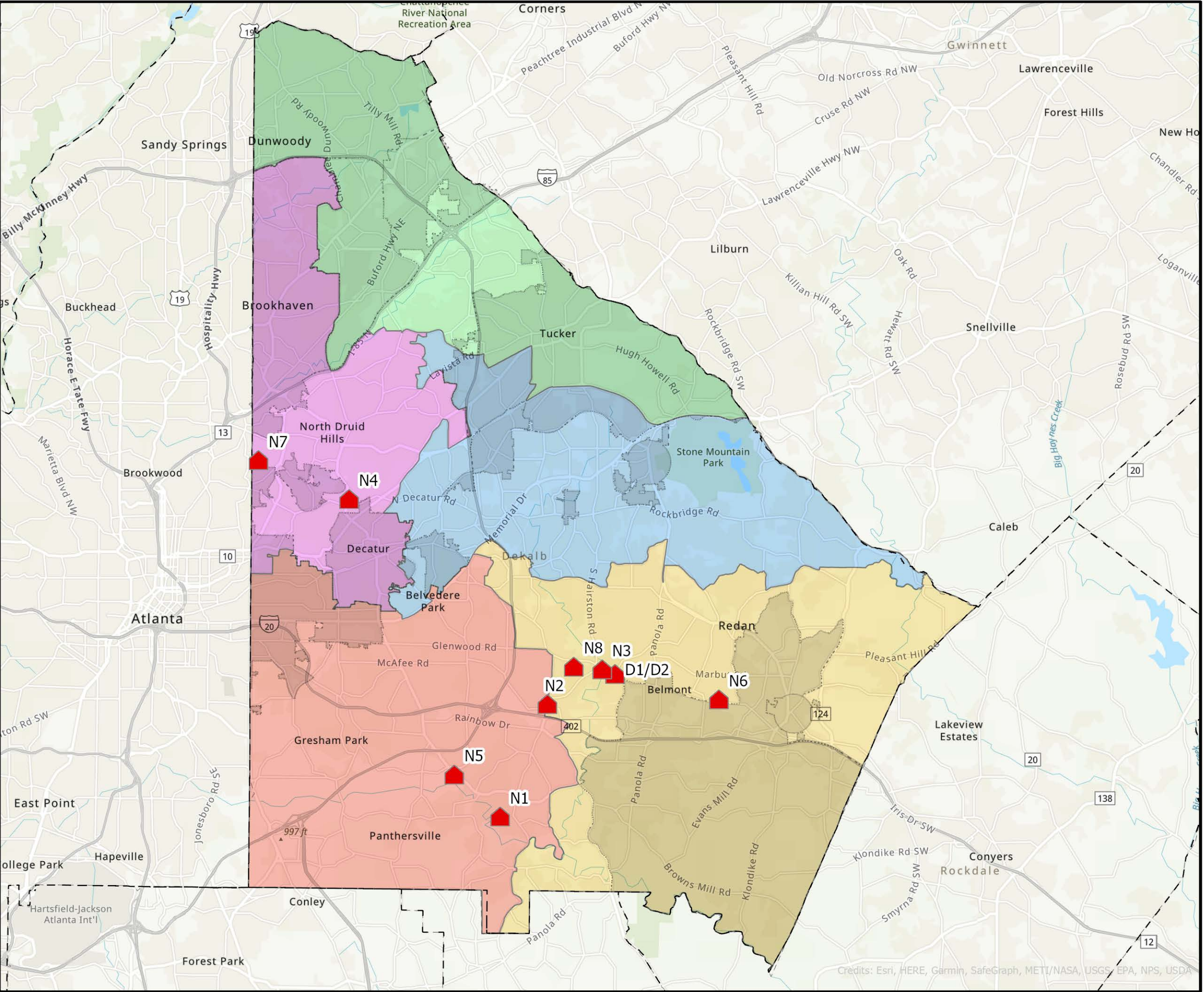
DeKalb County Planning Commission January 2024 Cases

 Planning Case Site

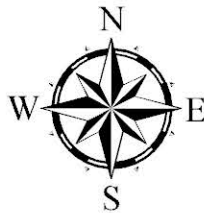
Commission District No.

-  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