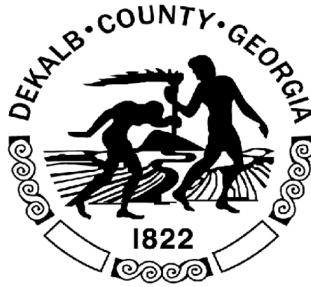


DeKalb County Government

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



Agenda

Tuesday, March 5, 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, March 5, 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 ten (10) minutes of time for citizens to speak in favor of an agenda item, and ten (10) minutes for citizens to speak in opposition. Public comments will be limited to two (2) minutes for applications requesting a withdrawal. Citizens attending the meeting via the Zoom link will be able to join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. There are no comment cards, so when called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials 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. Ten (10) minutes of testimony will be allocated for the applicant and those in support of the application. Ten (10) minutes of testimony will be allocated for the opponents. Speaking time will be limited to two (2) minutes for any application seeking a withdrawal. Public testimony will then close 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. Citizens are not allowed to interrupt or speak out unless called upon by members of the Planning Commission.

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 of: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on Thursday, March 28, 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.



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

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Planning Commission Meeting Date – Tuesday, March 5, 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.

Board of Commissioners Meeting Date – Thursday, March 28, 2024 5:30 PM (This is an in-person meeting; not Zoom.)

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

(This meeting will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

Citizens may also email documents for inclusion into the official record by submitting such materials by
5:30 pm five (5) 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 CASES:

D1-2023-1142	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 conditions #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.

D2-2023-1146	SLUP-23-1246650	Commission District 02 Super District 06
	18-062-03-001	
	1726 CHURCH STREET, DECATUR, GA 30033	

Application of Fariz 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.

D3-2023-1150 CZ-23-1246656 Commission District 05 Super District 07
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

Application of Hybrass Properties, LLC c/o Battle Law P.C., LLC for a major modification of zoning conditions pursuant to CZ-18-22130 to construct townhouse dwellings within the RNC (Residential Neighborhood Conservation) zoning district.

D4-2023-1249 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) zoning district to C-1 (Local Commercial) district within a Town Center (TC) Activity Center to use the existing building to create a drive-through coffee shop.

D5-2023-1154 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 coffee shop within C-1 (Local Commercial) zoning district and within a Town Center (TC) Activity Center.

D6-2023-1155 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 from an auto repair and sales business to a major auto repair business.

NEW CASES:

N1-2024-0105 LP-24-1246832 Commission District 05 Super District 07
15-220-01-026
3744 REDAN ROAD, DECATUR, GA 30032

Application of Battle Law, P.C., LLC to amend character area from SUB (Suburban) character area to CRC (Commercial Redevelopment Corridor) character area to allow for rental townhomes in the R-75 (Residential Medium Lot-75) zoning district.

N2-2024-0106 Z-24-1246799 Commission District 05 Super District 07
15-220-01-026
3744 REDAN ROAD, DECATUR, GA 30032

Application of Battle Law P.C., LLC. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to develop rental townhomes in the R-75 (Residential Medium Lot-75) zoning district.

N3-2024-0107 SLUP-24-1246801 Commission District 04 Super District 06
18-100-01-004
2209 LAWRENCEVILLE HWY, DECATUR, GA 30033

Application of Toxaway Automotive Group, LLC c/o Battle Law P.C., LLC for a Special Land Use Permit (SLUP) to operate a minor automotive repair drive-through facility for oil changes in the C-1 (Local Commercial) zoning district.

N4-2024-0108 SLUP-24-1246803 Commission District 04 Super District 07
18-072-02-072
6009 MEMORIAL DRIVE, STE 10, STONE MOUNTAIN, GA 30083

Application of John Koryan for a Special Land Use Permit (SLUP) to allow an event center in the C-1 (Local Commercial) zoning district.

N5-2024-0109 SLUP-24-1246804 Commission District 03 Super District 06
15-081-01-003, 15-081-01-004, 15-081-01-036, 15-081-01-006, 15-081-01-007
2020 & 2030 MORELAND AVENUE and 1022 & 1032 HILLCREST DRIVE
ATLANTA, GA 30316

Application of Brad Noble with Metro Capital Investment, LLC for a Special Land Use Permit (SLUP) for a self-storage facility in the C-2 (General Commercial) zoning district.

(This case was removed before advertisement & will not be heard on this agenda.)



N6-2024-0110 Z-24-1246828 Commission District 05 Super District 07
15-228-01-096; 15-228-01-097; 15-228-01-001; 15-228-01-014; 15-228-01-092;
15-228-01-007; 15-253-08-001; 15-253-08-002; 15-253-08-003; 15-253-08-004;
15-253-08-006; 15-253-08-007; 15-253-08-008; 15-228-01-095; 15-228-01-090;
15-228-01-089; 15-228-01-088; 15-228-01-087; 15-228-01-091; 15-253-08-005
3901 DURHAM PARK ROAD, STONE MOUNTAIN, GA 30083

Application of MARTA c/o Debbie Frank to rezone properties from O-I, R-75, MR-1, and RSM zoning districts to MU-4 (Mixed Use High Density) zoning district within the Indian Creek District to allow mixed-use, transit-oriented development (TOD) at the Indian Creek station.

Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS