

Planning Commission Meeting Date – Thursday, May 2, 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, May 23, 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 Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2023-1431 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.

D2-2023-1467 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 CASES:

N1-2024-0361 SLUP-24-1246837 Commission District 05 Super District 07
15-193-09-024
1584 S. HAIRSTON ROAD, STONE MOUNTAIN, GA 30088

Application of Eritrea Geberehiwot for a Special Land Use Permit (SLUP) to operate a child day care for up to 6 children in the R-85 (Residential Medium Lot-85) zoning district, within the Hidden Hills Overlay District.

N2-2024-0362	SLUP-24-1246895 16-102-03-014 6168 MARBUT ROAD, LITHONIA, GA 30058	Commission District 05 Super District 07
Application of Wendy Rios Ochoa for a renewal of a Special Land Use Permit (SLUP) to operate a child day for up to 6 children in the RSM (Small Lot Residential Mix) zoning district.		
N3-2024-0363	SLUP-24-1246906 15-154-01-095 2135 SHAMROCK DRIVE, DECATUR, GA 30032	Commission District 03 Super District 07
Application of Rosalie Ezekiel for a Special Land Use Permit (SLUP) to operate a private school in R-75 (Residential Medium Lot-75) zoning district.		
N4-2024-0364	SLUP-24-1246908 18-028-03-003 598 MOUNTAIN HARBOR, STONE MOUNTAIN, GA 30087	Commission District 04 Super District 07
Application of Proverbs Christian School, LLC for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the RSM (Small Lot Residential Mix) zoning district.		
N5-2024-0365	Z-24-1246916 18-050-14-021 558 MEDLOCK ROAD, DECATUR, GA 30030	Commission District 02 Super District 06
Application of Amy Wilson c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to C-1 (Local Commercial) zoning district to operate a specialized school for art classes and other art-related activities.		
N6-2024-0366	SLUP-24-1246917 15-021-01-015 & 15 021 01 016 2098 & 2124 CEDAR GROVE ROAD, CONLEY, GA 30288	Commission District 03 Super District 06
Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district.		
N7-2024-0367	CZ-24-1246919 16 094 01 074; 16 094 01 075; 16 094 01 076 6020, 6038, and 6048 PAUL ROAD, LITHONIA, GA 30058	Commission District 05 Super District 07
Application of MBA Productions, LLC c/o Giacoma, Roberts, & Daughdrill, LLC for a Major Modification of zoning conditions pursuant to CZ-00069 to allow music recording and photography studios in the O-I (Office-Institutional) zoning district		
N8-2024-0110	Z-24-1246828 15-228-01-001, 15-228-01-007, 15-228-01-014, 15-228-01-087 15-228-01-088, 15-228-01-089, 15-228-01-090, 15-228-01-091, 15-228-01-092, 15-228-01-095, 15-228-01-096, 15-228-01-097, 15-253-08-001, 15-253-08-002, 15-253-08-003, 15-253-08-004, 15-253-08-005, 15-253-08-006, 15-253-08-007, 15-253-08-008 3901 DURHAM PARK ROAD, STONE MOUNTAIN, GA 30083	Commission District 05 Super District 07

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

N9-2024-0114 TA-24-1246831 Commission Districts 03, 04 & 05; Super Districts 06 & 07
15-228-01-097
3901 DURHAM PARK ROAD, STONE MOUNTAIN, 30083

Application of the Director of the Dekalb County Planning & Sustainability department to request text amendments to the Zoning Ordinance, 27-3.41 DIVISION 41. – COVINGTON AND INDIAN CREEK DISTRICT. This text amendment is for properties within the boundary of the Covington and Indian Creek Districts.

