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Director

## DEPARTMENT OF PLANNING & SUSTAINABILITY

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Manuel Maloof Auditorium  
1300 Commerce Drive  
Decatur, GA 30030

Planning Commission Meeting Date - Tuesday, March 6, 2018 6:30 P.M.  
Board of Commissioners Meeting Date – Tuesday, March 27, 2018 6:30 P.M.

### AGENDA

#### DEFERRED CASES:

**D.1      CZ-18-21855                      2017-1204                      Commission District: 2 Super District: 6**  
**18-151-01-004**

**Application of t he DeKalb County Board of Commissioners for a Major Modification to a zoning condition for the Madison) f.k.a. Viera Briarcliff Apartment Homes) pursuant to CZ-85101, to increase the maximum allowed density from 10 units per acre to 10.23 units per acre, to reflect removal of two undeveloped parcels from the development acreage.** The property is located on the north side of North Druid Hills Road, approximately 168 feet west of Berkeley Lane, at 2696 North Druid Hills Road, Atlanta. The property has approximately 820 feet of frontage on North Druid Hills Road and 720 feet of frontage on Georgiana Drive and Beacon Hill Boulevard and contains 48.95 acres.

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**D.2      Z-18-21945                      2018-1508                      Commission District: 3 Super District: 6**  
**15-179-06-062**

**Application of Benjamin Leininger to rezone property from R-75 (Single-Family Residential) to MR-2 (Multifamily Residential) to allow construction of six attached townhomes. (Revised from request to rezone property to the R-60 (Single-Family Residential) district to allow a lot split and construction of a single-family house on the resulting new lot.)** The property is located on the southwest corner of South Howard Street and Memorial Drive, at 211 South Howard Street, Atlanta. The property has approximately 100 feet on the west side of South Howard Street and approximately 184 feet on the south side of Memorial Drive and contains 0.4 acre.

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**D.3      Z-18-21931                      2017-1486                      Commission District: 4 Super District: 7**  
**16-130-01-004**

**Application of Gail Mooney to rezone property from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a 44-lot single-family detached residential subdivision.** The property is located on the west side of South Deshon Road, across from Deshon Ridge Drive at 1135 South Deshon Road, Lithonia, Georgia. The property has approximately 1,100 feet of frontage along South Deshon Road and contains 13.66 acres.

**NEW CASES:**

**N.1      Z-18-22037                      2018-1566                      Commission District: 2 Super District: 6**  
**18-196-04-034, 18-196-04-037, 18-196-04-029, 18-196-04-033, 18-196-04-035,**  
**18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041**

**Application of Jay Gipson to rezone property from C-2 (General Commercial) District and C-1 (Local Commercial) District to C-1 (Local Commercial) District for a mixed use development consisting of a RaceTrac convenience store with accessory fuel pumps and alcohol sales; a Wendy's drive-through restaurant; and minor auto repair in accordance with Section 27-4.1 Use Table of the DeKalb County Code.** The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.85 acres.

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**N.2      SLUP-18-22035                      2018-1590                      Commission District: 2 Super District: 6**  
**18-196-04-034, 18-196-04-037, 18-196-04-029, 18-196-04-033, 18-196-04-035,**  
**18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041**

**Application of Jay Gipson for a Special Land Use Permit (SLUP) to allow fuel pumps accessory to a RaceTrac convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.28 - Supplemental Regulations of the DeKalb County Code.** The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.85 acres.

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**N.3      SLUP-18-22038                      2018-1591                      Commission District: 2 Super District: 6**  
**18-196-04-034, 18-196-04-037, 18-196-04-029, 18-196-04-033, 18-196-04-035,**  
**18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041**

**Application of Jay Gipson for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine) accessory to a RaceTrac convenience store in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.8 - Supplemental Regulations of the DeKalb County Code.** The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.85 acres.

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**N.4      SLUP-18-22039                      2018-1592                      Commission District: 2 Super District: 6**  
**18-196-04-034, 18-196-04-037, 18-196-04-029, 18-196-04-033, 18-196-04-035,**  
**18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041**

**Application of Jay Gipson for a Special Land Use Permit (SLUP) to allow a Wendy's drive-through restaurant as part of a multi-use development consisting of a RaceTrac convenience store with accessory fuel pumps and alcohol sales (beer and wine) and minor auto repair (Express Oil) in a C-1 (Local Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.23 - Supplemental Regulations of the DeKalb County Code.** The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810,

and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.85 acres.

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<b>N.5</b>	<b>SLUP-18-21929</b>	<b>2018-1637</b>	<b>Commission District: 3 Super District: 6</b>
	<b>15-018-03-002, 15-018-03-003</b>		

**Application of Korey Meadows for a Special Land Use Permit (SLUP) to allow a 4,125 square foot crematorium within an existing building and a proposed 525 square foot expansion within Tier 4, Gateway 2 of the Bouldercrest-Cedar Grove-Moreland Overlay District and the M (Industrial) district.** The property is located on the east side of Moreland Avenue, approximately 415 feet south of Interstate 285 at 3146 and 3162 Moreland Avenue in Conley, Georgia. The property has approximately 387 feet of frontage along Moreland Avenue and contains 2.83 acres.

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<b>N.6</b>	<b>LP-18-21940</b>	<b>2018-1565</b>	<b>Commission District: 3 Super District: 6</b>
	<b>15-081-03-024, 15-081-03-031</b>		

**Application of Sexton Enterprises Inc. to amend the Future Land Use Map from the TN (Traditional Neighborhood) designation to the LIND (Light Industrial) designation.** The property is located on the south side of Pluma Drive and the west side of Melrose Avenue at 1093 Pluma Drive and the north side of Key Road at 1040 Key Road. The property has approximately 448 feet of frontage along the south side of Pluma Drive, 330 feet of frontage along Melrose Avenue and 50 feet of frontage along the rear property line of 1038 Key Road at 1040 Key Road and contains 4.33 acres.

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<b>N.7</b>	<b>Z-18-21941</b>	<b>2018-1562</b>	<b>Commission District: 3 Super District: 6</b>
	<b>15-081-03-018, 15-081-03-002, 15-081-03-014, 15-081-03-016, 15-081-03-019,</b>		
	<b>15-081-03-020, 15-081-03-024, 15-081-03-031</b>		

**Application of Sexton Enterprises Inc. to rezone property from the R-75 (Residential Medium Lot) District and the C-2 (General Commercial) District to M (Light Industrial) District to allow rental parking for tractor trailers, tire repair and replacement for tractor trailers and a diesel mechanic shop.** The property is located on the south side of Pluma Drive at 1017, 1033, 1039 & 1093 Pluma Drive; the west side of Melrose Avenue; the north side of Key Road at 1040 Key Road; and the east side of Moreland Avenue at 2150, 2158 and 2146 Moreland Avenue, Atlanta, Georgia. The property has approximately 1,121 feet of frontage along the south side of Pluma Drive; approximately 337 feet of frontage along the west side of Melrose Avenue; approximately 50 feet of frontage along the rear property line of 1038 Key Road; and approximately 350 feet of frontage along the east side of Moreland Avenue and contains 12.99 acres.

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<b>N.8</b>	<b>SLUP-18-22029</b>	<b>2018-1639</b>	<b>Commission District: 3 Super District: 7</b>
	<b>15-151-05-011</b>		

**Application of Sunny Gangwal for a Special Land Use Permit to allow an alcohol outlet (beer and wine sales) as part of a proposed 1,984 square foot convenience store within Suite A of the Candler Square Shopping Center in the Interstate 20 Overlay District (Tier 2) and the C-1 (Local Commercial) district in accordance with Section 27-4.1 Use Table of the DeKalb County Code.** The property is located on the east side of Candler Road, approximately 690 feet north of Oakland Terrace at 2100 Candler Road in Decatur, Georgia. The property has approximately 175 feet of frontage along Candler Road and contains 0.6 acre.

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**N.9      Z-18-22040                      2018-1537                      Commission District: 4 Super District: 6**  
**15-250-06-001, 15-250-06-002, 15-250-06-003, 15-250-06-004, 15-250-06-005, 15-250-06-006**

**Application of LDG Development LLC c/o Battle Law, Pc to rezone property from R-75 (Residential Medium Lot) District and O-I (Office-Institutional) District to HR-3 (High-Density Residential) District for development of 244 multi-family units at a density of 86 units per acre.** The property is located on the south side of Kensington Road, approximately 303 feet east of the southeast intersection of Covington Highway and Kensington Road at 3337, 3345, 3353, 3361, 3367 and 3375 Kensington Road, Decatur, Georgia. The property has approximately 559.5 feet of frontage along the south side of Kensington Road and contains 2.83 acres.

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**N.10      SLUP-18-22032                      2018-1638                      Commission District: 5 Super District: 7**  
**16-100-06-004**

**Application of Marlyn Wallace to request a Special Land Use Permit (SLUP) to allow a personal care home for six residents within the R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41.A & B of the DeKalb County Code.** The property is located on the south side of South Stone Mountain Lithonia Road, approximately 345 feet east of South Deshon Road at 2053 South Stone Mountain Lithonia Road in Lithonia, Georgia. The property has approximately 120 feet of frontage along South Stone Mountain Lithonia Road and contains 1.25 acres.

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**N.11      CZ-18-22045                      2018-1644                      Commission District: 5 Super District: 7**  
**15-065-01-036, 15-065-01-037, 15-096-01-002, 15-096-02-009, 15-096-02-010, 15-096-02-071**

**Application of Paul Girardeau for a Major Modification of conditions of zoning pursuant to CZ-07-3899, to allow development of trade contractor's offices with accessory indoor storage, on property zoned C-1 (Local Commercial).** The property is located on the east side of a private drive that parallels Snapfinger Road, approximately 59 feet south of Beech Valley Lane, at 3138, 3158, 3224, 3220, 3224, and 3234 Snapfinger Road, Decatur. The property has approximately 1,366.79 feet on the east side of a private drive that parallels Snapfinger Road and contains 10.63 acres.

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**N.12      TA-18-22052                      2018-1645                      Commission District: 3 Super District: 6**  
**15-021-07-005**

**Application of DeKalb County Board of Commissioners for a text amendment to the Bouldercrest-Cedar Grove-Moreland Overlay District to amend the Table of Uses to allow child day care facility as a permitted use with a Special Land Use Permit (SLUP) in Tier 5, and for other purposes.**