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DEPARTMENT OF PLANNING & SUSTAINABILITY

**Manuel Maloof Auditorium
1300 Commerce Drive
Decatur, GA 30030**

**Planning Commission Meeting Date - Tuesday, May 1, 2018 6:30 P.M.
Board of Commissioners Meeting Date – Tuesday, May 22, 2018 6:30 P.M.**

AGENDA

DEFERRED CASES:

D.1 TA-18-21949 2017-1130 Commission District: 4 Super District: 6

Application of Dekalb County Board of Commissioners to amend Chapter 27-3.36 of the DeKalb County Zoning Ordinance, relating to the Scottdale Overlay District, to consider text and map changes, and for other purposes.

**D.2 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.

**D.3 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 multiple commercial uses 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.

D.4 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.

D.5 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.

D.6 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.

D.7 Z-18-22045 2018-1644 Commission District: 5 Super District: 7
15-065-01-040, 15-096-02-002, 15-096-02-009, 15-096-02-010, 15-096-02-071

Application of Paul Girardeau to rezone property from C-1 (Local Commercial) and R-100 (Residential-Medium Lot-100) to allow development of trade contractor's offices with accessory indoor storage. 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, 3148, 3224, 3158, and 3186 Snapfinger Road, Decatur. The property has approximately 1,056.99 feet of frontage on the east side of a private drive that parallels Snapfinger Road and contains 8.90 acres.

NEW CASES:

N.1 Z-18-22025 2018-1910 Commission District: 3 Super District: 7
15-218-13-061

Application of Ali Ihsan & Associates to rezone property from R-75 (Single-Family Residential) to RSM (Residential Small Lot Mix) for development of eight townhomes. The property is located on the southwest corner of Midway Road and Beech Road, at 3446 Midway Road, Decatur. The property has approximately 211.29 feet on Midway Road and 210 feet on Beech Road and contains 1.1 acres.

N.2 SLUP-18-22123 2018-1854 Commission District: 3 Super District: 6
15-080-07-007

Application of Obewy Ojebe to request a Special Land Use Permit (SPLUP) to allow a salvage yard within an M (Light Industrial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.44 Supplemental Regulations of the DeKalb County Code. The property is located on the east side of Moreland Avenue and the north side of Bailey Street at 2428 Moreland Avenue, Atlanta, Georgia. The property has approximately 165 feet of frontage along the east side of Moreland Avenue and approximately 321 feet of frontage along the north side of Bailey Street and contains 2 acres.

N.3 Z-18-22128 2018-1911 Commission District: 3 Super District: 7
15-218-13-005, 15-218-13-006, 15-218-13-007, 15-218-13-008

Application of Frank Golley to rezone property from R75 (Residential - Medium Lot-75) to R-60 (Residential - Small Lot-60) to allow future subdivision of the property into eight lots. The property is located on the west side of Midway Road and the east side of Tacoma Way, at 3392, 3298, 3402, and 3408 Midway Road, Decatur. The property has approximately 279 feet of frontage along Midway Road and approximately 284.19 feet of frontage on Tacoma Way and contains 2.33 acres.

N.4 CZ-18-22135 2018-1856 Commission District: 3 Super District: 6
15-179-11-001

Application of Sinocoin Re, LLC c/o The Galloway Law Group, LLC to request a Major Modification to approved conditions of zoning for townhouse, condominiums or row homes pursuant to CZ-05-79 in an MR-2 (Medium Density-Residential-2) District, to decrease the percentage of required work force housing units within the development from 25% to 15% and to delete the restriction that no more than ten (10%) percent of the lot owners from being rental units at any given time. The property is located on the south side of Memorial Drive, approximately 400+ feet east of the southeast corner of Memorial Drive and South Howard street at 2029 Memorial Drive, Atlanta, Georgia. The property has approximately 338 feet of frontage along the south side of Memorial Drive and contains 5.3 acres.

N.5 CZ-18-22125 2018-1912 Commission District: 4 Super District: 6
15-251-01-020, 15-251-01-027, 15-251-01-028

Application of Carlos Arenas for a Major Modification of conditions of zoning pursuant to CZ-15-19943 for a mixed townhome, multifamily residential, and commercial development with 29 units per acre and 14,000 square feet of commercial space, in an MU-5 (Mixed Use-5) district. The property is located on the north side of Mountain Drive, approximately 250 feet east of Farrar Court at 3458, 3468, and 3478 Mountain Drive in Decatur. The property has approximately 358 feet of frontage on Mountain Drive and contains 9.32 acres.

N.6 Z-18-22138 2018-1913 Commission District: 4 Super District: 6
18-064-02-020, 18-064-02-022, 18-064-02-013, 18-064-02-014, 18-064-02-015, 18-064-02-016,
18-064-02-017, 18-064-02-018, 18-064-02-019, 18-064-02-021, 18-064-02-023, 18-064-02-037,
18-064-02-038, 18-064-02-066, 18-064-02-152, 18-064-02-153, 18-064-02-154, 18-064-02-156

Application of Arrowhead Investors, LLC c/o Bryan Flint to rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a residential development consisting of 46 lots for urban single-family detached homes and 45 attached townhome units at a density of 7 units per acre. The property is located on the east side of Valley Brook Road, the terminus of Milton Street, the terminus of Ford Place, and the terminus of North Avenue, at 745, 741, 731, 721, 715, 713, 707, 705, 701, the rear of 701, 695, 681, 675, 669, and 665 Valley Brook Road, Decatur, 742 and 739 Ford Place, Scottdale, and 759 Milton Street, Scottdale. The property has approximately 1,051 feet of frontage along the east side of Valley Brook Road, 40.80 feet on the terminus of Milton Street, 40.69 feet on the terminus of Ford Place, and 15 feet on North Avenue and contains 12.83 acres.

N.7 SLUP-18-22140 2018-1897 Commission District: 4 Super District: 7
18-091-01-052

Application of Dave Vaz to request a Special Land Use Permit (SLUP) to extend the operating hours of an existing restaurant (Duckanoo Grill) beyond 12:30 a.m. to operate as a Late Night Establishment within the C-1 (Local Commercial) district in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.32 Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Memorial Drive opposite Mountain View Drive at 6198 Memorial Drive in Stone Mountain, Georgia. The property has approximately 147 feet of frontage along Memorial Drive and contains 0.64 acre.

N.8 Z-18-22137 2018-1853 Commission District: 5 Super District: 7
16-062-02-005, 16-062-02-027, 16-062-02-028, 16-062-02-029

Application of Highland Asset Redan Panola, LLC c/o W. Edward French to rezone property from R-100 (Residential Medium Lot) District and C-2 (General Commercial) District to C-1 (Local Commercial) District to develop a Waffle House Restaurant and other general commercial uses within the Hidden Hills Overlay District. The property is located on the east side of Panola Road and the north side of Redan Road at 1230, 1238 and 1248 Panola Road and 5636 Redan Road, Stone Mountain, Georgia. The property has approximately 346 feet of frontage along the east side of Panola Road and approximately 196 feet of frontage along the north side of Redan Road and contains 7.37 acres.

N.9 Z-18-22130 2018-1857 Commission District: 5 Super District: 7
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

Application of Hybrass Properties, LLC c/o Battle Law, PC to rezone property from M (Light Industrial) District, R-100 & R-85 (Residential Medium Lot) Districts to RNC (Neighborhood Conservation) District to develop 214 detached single-family residences with a minimum lot size of 6,000 square feet. The property is located on the south side of Pleasant Hill Trail and the north side of Pleasant Hill Road approximately 897 feet east of the northeast intersection of Pleasant Hill Road and Pleasant Hill Trail at 7956, 7890, 8024, 7788, 7900 & 7860 Pleasant Hill Road and 1716 Pleasant Hill Trail, Lithonia, Georgia. The property has approximately 1,146 feet of frontage along the south side of Pleasant Hill Trail and approximately 901.87 feet of frontage along the north side of Pleasant Hill Road and contains 95.52 acres.