Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five-minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, please complete a speaker card and present it when approaching the podium. Seven copies are for the Commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker’s position.

Board of Commissioners Meeting Date - Tuesday, September 26, 2017 6:30 P.M.

AGENDA

DEFERRED CASES:

D.1 TA-17-21605 (2017-0593)

Application of DeKalb County Board of Commissioners to amend Chapter 27 of the DeKalb County Code for the adoption of the Kensington-Memorial Drive Overlay District, which includes Tiers 1, 2, 3, 4, 5, and Tier 6 as defined with the associated boundary map. The Kensington-Memorial Drive Overlay District addresses appropriate land uses to encourage economic development, as well as regulate site development, signage, landscaping and architectural standards.
Application of DeKalb County Board Of Commissioners to request a Major Modification of conditions pursuant to SLUP-12-18066, to reduce the number of approved drive-through restaurants in a C-1 (Local Commercial) District from two (2) to one (1) adjacent to the new Quik Trip gas station on Flat Shoals Parkway. The property is located on the south side of Flat Shoals Parkway, at the southwest intersection Clifton Springs Road and Flat Shoals Parkway at 3975, 4007 and 4025 Flat Shoals Parkway and a portion of 3101 Clifton Springs Road, Decatur, Georgia. The property has approximately 870 feet of frontage along Flat Shoals Parkway and contains 5.54 acres.

Application of Mark Ferguson for a Special Land Use Permit (SLUP) to allow a new 5,092 square foot (Nola Tap & Cajun Kitchen) restaurant within an existing 21,949 square foot multi-tenant commercial building (Clairmont Emory Village Shopping Center) to operate beyond 12:30 a.m. as a Late Night Establishment in the C-1 District. The property is located on the east side Clairmont Road and the west side of Webster Drive, approximately 163 feet north of Powell Lane at 1369 and 1371 (Basement) Clairmont Road in Decatur, Georgia. The property has approximately 296 feet of frontage along Clairmont Road and 248 feet of frontage along Webster Drive and contains 2 acres.

NEW CASES:

18-151-06-093
Application of Silver Hill Homes c/o Jill Arnold to rezone property from MR-1 (Medium Density Residential-1) to R-85 (Residential Medium Lot-85) to allow use of the site as community greenspace. The property is located on the southeast corner of Jan Hill Land and Beacon Hill Boulevard, at 1813 Jan Hill Lane, Atlanta. The property has approximately 131 feet of frontage on Jan Hill Lane and approximately 232 feet of frontage on Beacon Hill Boulevard and contains 0.38 acre.

18-151-07-054
Application of Silver Hill Homes c/o Jill Arnold to rezone property from MR-1 (Medium Density Residential-1) to R-85 (Residential Medium Lot-85) to allow development of a 3,635 square foot single-family detached home. The property is located on the northeast corner of Jan Hill Lane and Beacon Hill Boulevard, at 1812 Jan Hill Lane, Atlanta. The property has approximately 149 feet of frontage on Jan Hill Lane and approximately 153 feet of frontage on Beacon Hill Boulevard and contains 0.55 acre.
Application of Vanessa Charles to request a Special Land Use Permit (SLUP) to allow a personal care home for up to four (4) residents on property zoned NS (Neighborhood Shopping) District in accordance with Chapter 27-Article 4.1 Use Table and Article 4.2.41 of the DeKalb County Code. The property is located on the south side of Rockbridge Road, approximately 72 feet west of Hambrick Road in unincorporated DeKalb County at 4405 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 120 feet of frontage along the south side of Rockbridge Road and contains 0.54 acre.
Application of Indore Investment Inc. c/o Battle Law, PC to rezone property from O-I (Office-Institutional) District and R-75 (Residential Medium Lot) District to NS (Neighborhood Shopping) District to develop a 5,000 square foot convenience store with gas pumps; and 12,000 square feet of retail space within two buildings for a total building square footage of 17,000 square feet. The property is located on the northeast intersection of Covington Highway and South Indian Creek Drive in unincorporated DeKalb County at 4468 and 4476 Covington Highway, Decatur, Georgia and 1630 South Indian Creek Drive, Stone Mountain, Georgia. The property has approximately 187 feet of frontage along the north side of Covington Highway and approximately 724 feet of frontage along the east side of South Indian Creek Drive and contains 3.58 acres.

Application of Ramana Reddy Bathini for a Special Land Use Permit (SLUP) to allow a retail liquor store (Alcohol Outlet) to operate within a 1,880 square foot suite (Suite A-1) of a 5,100 square foot multi-tenant building in the C-1 (Local Commercial) district in accordance with Chapter 27-Article 4.1 Use Table and Article 4.2.8 of the DeKalb County Code. The property is located on the east side of Holcombe Road, approximately 350 feet north of Redan Road at 1026 Holcombe Road in Decatur, Georgia. The property has approximately 126 feet of frontage along Holcombe Road and contains 0.65 acre.