

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Planning Commission Meeting Date - Tuesday, September 1, 2020 5:30 P.M.
Board of Commissioners Meeting Date – Thursday, September 24, 2020 5:30 P.M.

Community Council Meeting Date –Tuesday, August 18, 2020 5:30 P.M.

Join from PC, Mac, Linux, iOS or Android:

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdekalbcountyga.zoom.us%2Fj%2F97051574967&data=02%7C01%7Clahill%40dekalbcountyga.gov%7C3c97b39be5c346a313fd08d833227a28%7C292d5527abff45ffbc92b1db1037607b%7C0%7C0%7C637315570449775803&sdata=ROk6QOvaZLjvqPDqtkoQeEX24jVH50oMtxQR86LMubU%3D&reserved=0>

Or Telephone:

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USA 8882709936 (US Toll Free)
Conference code: 934462

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Or Skype for Business (Lync):

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AGENDA

DEFERRED CASE:

D1 Z-20-1243836 2020-0313 Commission District 04 Super District 06
15-230-01-010
4213, 4203, 4195, 4187, 4179, 4183, & 4159 MEMORIAL DR, DECATUR, GA 30032

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of 40 units per acre. The property is located on 4213, 4203, 4195, 4187, 4179, 4183, 4159 Memorial Drive, Decatur, GA. The property has 995 feet of frontage along Memorial Drive and contains 11 acres.

D3 Z-20-1243958 2020-0602 Commission District 04 Super District 07
16-128-02-001,16-128-02-003,16-128-02-011,16-129-02-009
800 ALFORD RD, STONE MOUNTAIN, GA 30087

Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 91 single-family detached residences and 92 single-family attached residences at a density of 4.47 units per acre. The property is located on the southeast corner of Stephenson Road and Alford Road at 800, 810, and 820 Alford Road and 917 Stephenson Road in Stone Mountain, Georgia. The property has approximately 1,373 feet of frontage along Stephenson Road and 1,770 feet of frontage along Alford Road and contains 40.9 acres.

D4 Z-20-1243972 2020-0608 Commission District 04 Super District 07
18-083-01-010
1347 BERMUDA RD, STONE MOUNTAIN, GA 30087

Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop up to 20 single-family detached homes at a density of 3 units per acre. The property is located on the southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard, at 1347 Bermuda Road, Stone Mountain, Georgia. The property has approximately 455 feet of frontage along Bermuda Road and contains 6.66 acres.

NEW CASES:

N9 TA-20-1244141 2020-0841 Commission District 04 Super District 06
18-043-01-004
4900 MEMORIAL DR, STONE MOUNTAIN, GA 30083

Application of the DeKalb County Board of Commissioners to amend text in the DeKalb County 2035 Comprehensive Plan, Chapter 7, to include the Memorial Drive Revitalization Plan as a Small Area Plan (SAP)". The Plan is located along the corridor of Memorial Drive, bounded by Interstate 285 to the west and E. Ponce de Leon Avenue to the east, and is further defined by the Boundary Map.

AVONDALE HILLS UPDATE:

CZ-20-1243853 2020-0320 Commission District 04 Super District 06
15-251-01-028
3458, 3468 & 3478 MOUNTAIN DR, DECATUR, GA 30032

Application of Avondale Park, LLC c/o Felipe Castellanos for a major modification to modify zoning conditions pursuant to CZ-18-22125 for a mixed residential, office, and commercial development, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15, within 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, Decatur, GA. The property has approximately 358 feet of frontage on Mountain Drive and contains 9.32 acres.