

Planning Commission Meeting Date – January 7, 2020 6:30 PM
Board of Commissioners Meeting Date – January 28, 2020 6:30 PM

AGENDA

DEFERRED CASES:

D1 Z-19-1243522 2019-4356 Commission District 03 Super District 07
15-060-01-191
3792 HARVEST DR, DECATUR, GA 30034

Application of Phoenix City Holdings, LLC c/o Battle Law P.C. to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to develop sixty-one (61) single-family detached townhomes at a density of 5.94 units per acre, located at 3792 Harvest Drive. The property has 100 feet of frontage along Harvest Drive and contains 10.2 acres.

D2 TA-19-1243416 2019-4122 ALL DISTRICTS

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 5.4.7, Fences, walls, and retaining walls; Article 5.4.5, Transitional buffers; and Article 9.1.3, Defined Terms, adding standards for fencing of residential developments, and related definitions. This text amendment affects all districts.

D3 TA-19-1243417 2019-4123 ALL DISTRICTS

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2, to correct errors, omissions and clarifications. This text amendment affects all districts.

D4 TA-19-1243554 2019-4397 ALL DISTRICTS

Application of the Director of Planning & Sustainability to amend Table 5.2(a) to clarify buffer width requirements when adjacent to "R" districts and whether adjoining use is single family attached or detached. This text amendment affects all districts.

D5 TA-19-1243555 2019-4398 ALL DISTRICTS

Application of the Director of Planning & Sustainability to delete Article 5.7.5 H: Driveways shall not exceed ten (10) feet between garage door and sidewalk and to address front entry garages, their setbacks and garage width in relation to the facade width. This text amendment affects all districts.

NEW CASES:

N1 SLUP-20-1243596 2019-4707 Commission District 03 Super District 07
15-170-13-003
3285 GLENWOOD RD, DECATUR, GA 30032

Application of Tony Dawson for a Special Land Use Permit (SLUP) for an alcohol outlet (beer/wine) within an existing 1,000 square-foot convenience store in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the south side of Glenwood Road, approximately 120 feet west of Glenvalley Drive, at 3285 Glenwood Road, Decatur, Georgia. The property has approximately 210 feet of frontage along Glenwood Road and contains 0.93 acre.

N2 Z-20-1243605 2019-4708 Commission District 04 Super District 07
18-036-01-007, 18-036-01-008, 18-036-01-009, 18-036-01-010, 18-036-01-022
345 NORTH STONE MOUNTAIN LITHONIA RD; 5700 ROCKBRIDGE RD;
5734 ROCKBRIDGE RD; 5724 ROCKBRIDGE RD; 5766 ROCKBRIDGE RD,
STONE MOUNTAIN, GA 30087

Application of CRN Development, LLC to rezone property from C-1 (Local Commercial) District and R-100 (Residential Medium Lot - 100) District to MR-1 (Medium Density Residential - 1) District for development of a four-story, 120-unit senior-only multi-family apartment building. The property is located on the east side of North Stone Mountain Lithonia Road, approximately 342 feet north of the corner of North Stone Mountain Lithonia Road and Rockbridge Road, and on the north side of Rockbridge Road at two locations, approximately 292 feet and 675 feet east of the corner of North Stone Mountain Lithonia Road and Rockbridge Road. The property consists of 345 North Stone Mountain Lithonia Road, 5766 Rockbridge Road, and portions of 335 North Stone Mountain Lithonia Road (a.k.a. 5700 Rockbridge Road); and 5734 and 5724 Rockbridge Rd, Stone Mountain, GA. The property has approximately 150 feet of frontage on North Stone Mountain Lithonia Road and approximately 85 feet and 50 feet of frontage on Rockbridge Road and contains 12.52 acres.

N3 SLUP-20-1243612 2019-4709 Commission District 05 Super District 07
16-004-01-060
4796 MANLY CT, STONE MOUNTAIN, GA 30088

Application of Angela Burke for a Special Land Use Permit (SLUP) to allow a home occupation (Life Health Coaching and Therapy) with customer contact within the Greater Hidden Hills Overlay District in an R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code. The property is located on the cul-de-sac of Manly Court, approximately 580 feet east of the intersection of Manly Court and Devon Court, at 4796 Manly Court, Stone Mountain, GA. The property has approximately 51 feet of frontage along the cul-de-sac of Manly Court and contains 0.34 acre.

N4 SLUP-20-1243616 2019-4710 Commission District 04 Super District 06
18-070-01-015
5644 MEMORIAL DR, STONE MOUNTAIN, GA 30083

Application of Boston Investment Group for a Special Land Use Permit (SLUP) to allow an 8,500 square foot funeral home and 1,500 square foot crematorium in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the north side of Memorial Drive, approximately 252 feet west of Hambrick Road, at 5644 Memorial Drive, Stone Mountain, Georgia. The property has approximately 253 feet of frontage along Memorial Drive and contains 2.47 acres.

N5 Z-20-1243617 2019-4711 Commission District 03 Super District 07
15-151-01-004, 15-151-01-005
2067 WINDYHILL RD, DECATUR, GA 30032

Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District for a 36-unit single-family attached townhome development at a density of 7.3 units per acre. The property is located on the west side of Windyhill Road, approximately 255 feet north of Tilson Road, at 2061 and 2067 Windyhill Road, Decatur, GA. The property has approximately 200 feet of frontage on Windyhill Road and contains 4.93 acres.

N6 CZ-20-1243618 2019-4712 Commission District 03 Super District 06
15-179-08-001
1807 MEMORIAL DR, ATLANTA, GA 30317

Application of Wolverton & Associates, Inc. for a Major Modification of zoning conditions pursuant to CZ-10-16426, to allow construction of a 29,100 square-foot grocery store. The property is located on the southeast corner of Memorial Drive and Warren Street, at 1807 Memorial Drive, Atlanta, GA. The property has approximately 410.68 feet of frontage on Memorial Drive, approximately 789 feet of frontage on Warren Street, and approximately 869 feet of frontage on Wilkinson Drive and contains 12.52 acres.

N7 CZ-20-1243619 2019-4713 Commission District 03 Super District 07
15-170-13-030
1816 CANDLER RD, DECATUR, GA 30032

Application of Mack III Development LLC c/o Battle Law, P.C. for a major modification to remove conditions of CZ-91039, CZ-90052, and CZ-89033 to allow development in accordance with the I-20 Overlay District. The property is located on east side of Candler Road at 1816 Candler Road. The property has approximately 362 feet of frontage along Candler Road, 46 feet of frontage along Glenwood Road and 614 feet of frontage along Glenhill Place and contains 5.60 acres.

N8 SLUP-20-1243621 2019-4715 Commission District 02 Super District 06
18-111-03-040
1171 HOUSTON MILL RD, ATLANTA, GA 30329

Application of Chevra Ahavas Yisrael of Atlanta, Inc. to request a Special Land Use Permit (SLUP) to allow a Place of Worship (Synagogue) within the R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code. The property is located on the east side of Houston Mill Road, approximately 467 feet south of LaVista Road, at 1185 Houston Mill Road, Atlanta, Georgia. The property has approximately 283 feet of frontage along Houston Mill Road and contains 3.24 acres.

N9 Z-20-1243622 2019-4716 Commission District 05 Super District 07
16-062-02-008
5672 REDAN RD, STONE MOUNTAIN, GA 30088

Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property located at 5636 Redan Road. The property is located on the west side of Georgia Railroad and in the rear of properties located on the north side of Redan Road, at 5672 Redan Road, Stone Mountain, GA. The property has approximately 15 feet of frontage off an alley way on Redan Road and contains 1.6 acres.

N10 CZ-20-1243623 2019-4717
16-062-02-005
5636 REDAN RD, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ-18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District. The property is located on the north side of Redan Road approximately 306 feet east of Panola Road, at 5636 Redan Road, Stone Mountain, GA. A portion of the property fronting on Redan Road is located within Tier 2 of the Greater Hidden Hills Overlay District. The property has approximately 196 feet of frontage along the north side of a Redan Road and contains 4.87 acres.

N11 Z-20-1243620 2019-4714
16-026-02-001, 16-026-02-002, 16-026-02-018, 16-027-02-014
5702 COVINGTON HIGHWAY, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application of DR Horton c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District, C-1 (Local Commercial) District and RSM (Small Lot Residential Mix) District to RSM (Small Lot Residential Mix) District to develop 324 fee-simple townhomes at a density of 7.81 units per acre within the Greater Hidden Hills Overlay District. The property is located on the north side of Covington Highway, at 5702 and 5758 Covington Highway, Stone Mountain, GA; and 5810 Covington Highway, Decatur, GA; and the east side of Young Road at 2650 Young Road, Stone Mountain, GA. The property has approximately 1,104 feet of frontage along the north side of Covington Highway and approximately 518 feet of frontage along the east side of Young Road and contains 42.1 acres.

N12 Z-20-1243713 2019-4721
16-026-02-018, 16-026-02-001, 16-026-02-002, 16-027-02-014

Commission District 05 Super District 07

Application of the Director of Planning and Sustainability on behalf of Michele Battle, Battle Law, P.C. for a map amendment to the DeKalb County Zoning Maps to amend Article 3.37.5 District boundaries and maps of the Greater Hidden Hills Overlay District to change a portion of the district from Tier 1 to residential area. The property is located on land lots 26 and 27 in the 16th District. The property has approximately 322 feet of frontage on the southeast side of Young Road and approximately 1,156 feet of frontage along the north side of Covington Highway and contains 41.5 acres.

N13 TA-20-1243702 2019-4734 Commission Districts 03, 04 & 05 Super Districts 06 & 07

Application of the Director of Planning and Sustainability to amend Section 27-3.41.6.A (Permitted Uses and Structures) of the Kensington-Memorial Drive Overlay District to allow automotive rental and leasing as a permitted use subject to certain standards. This applies to all properties within the Kensington Memorial Drive Overlay District.

Planning Commission Meeting Date – January 7, 2020 6:30 PM
Board of Commissioners Meeting Date – January 14, 2020 10:00 AM

NEW BUSINESS:

DOLLAR STORE MORATORIUM

2019--4779

ALL DISTRICTS

The Planning Commission and the Board of Commissioners shall consider and review whether to extend the current moratorium on small box discount stores.