



Chief Executive Officer
Michael Thurmond

Department of Planning & Sustainability
Auditorium of the Maloof Center
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Decatur, GA 30030



Andrew A. Baker, AICP
Director

Planning Commission Meeting Date – July 9, 2019 6:30 PM
Board of Commissioners Meeting Date – July 23, 2019 6:30 PM

DEFERRED CASE(S):

D1 TA-19-1243216 2019-3557 Commission Districts: ALL
COUNTY-WIDE

Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and Article 4.2.23 (*Drive-through facilities*) to allow a drive-through facility, for a use other than a restaurant, to be allowed in the C-1 (Local Commercial) and C-2 (Commercial) Districts.

NEW CASES:

N1 SLUP-19-1243160 2019-3840 Commission District 04 Super District 07
16-193-04-006
7984 ROCKBRIDGE RD, LITHONIA, GA 30058

Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. 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 Rockbridge Road at the intersection of Rockbridge Road and Rock Chapel Road, approximately 136 feet west of The Trace at 8002 Rockbridge Road. The property has approximately 520 feet of frontage along Rockbridge Road and contains 17.37 acres.

N2 Z-19-1243243 2019-3841 Commission District 03 Super District 06
15-143-10-001
1357 DIAMOND AVE, ATLANTA, GA 30316

Application of Hunter Carson to rezone property from R-75 (Residential Medium Lot -75) to R-60 (Residential Small Lot-60) to allow the property to be split into two lots. The property is located on the southeast corner of Diamond Avenue and Hazel Drive at 1357 Diamond Avenue. The property has 73 feet of frontage on Diamond Avenue and 175 feet of frontage on Hazel Drive and contains 0.3 acre.

N3 SLUP-19-1243271 2019-3842 Commission District 04 Super District 07
15-226-02-119
925 OAKWOOD CHASE CIR, STONE MOUNTAIN, GA 30083

Application of Tracy Turner for a Special Land Use Permit for an in-home child day care facility for up to six children in an RSM (Small Lot Residential Mix) District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the northeast corner of Oakwood Chase Circle and Redan Road, at 925 Oakwood Chase Circle. The property has 61 feet of frontage on the south side of Oakwood Chase Circle, 102 feet of frontage on the east side of Oakwood Chase Circle, and 56 feet of frontage on the north side of Redan Road and contains 0.14 acre.

N4 Z-19-1243269 2019-3843 Commission District 03 Super District 06
15-089-01-009
3112 PANTHERSVILLE RD, DECATUR, GA 30034

Application of Strategic Development Partners Development Partners to rezone from C-1 (Local Commercial District) to M (Light Industrial) to allow development of a 125,000 square foot industrial building. The property is located on the northwest corner of Panthersville Road and Clifton Springs Road, at 3112 Panthersville Road. The property has approximately 434 feet of frontage along Clifton Springs Road, and approximately 465 feet along Panthersville Road and contains 11.05 acres.

N5 SLUP-19-1243278 2019-3844 Commission District 02 Super District 06
18-049-12-022
2626 N. DECATUR RD, DECATUR, GA 30033

Application of Hole in One Ventures, LLC for a Special Land Use Permit (SLUP) to allow for a bank drive thru ATM within a Town Center Character Area in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1. Use Table and Article 4.2.23-Supplemental Regulations of the DeKalb County Code. The property is located on the northwest intersection of N. Decatur Road and Church Street, at 2626 North Decatur Road. The property has approximately 136 feet of frontage along the west side of Church Street and 170 feet of frontage along the north side of N. Decatur Road and contains 0.6 acre.

N6 Z-19-1243279 2019-3845 Commission District 04 Super District 07
18-026-04-090
7231 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30087

Application of R. Lawton Jordan Esq. to rezone property from RSM (Residential Small Lot Mix) District to C-1 (Local Commercial) District to allow general commercial uses on the site. The property is located on the south side of Rockbridge Road, 201 feet east of S. Deshon Road at 7231 Rockbridge Road. The property has approximately 244 feet of frontage along the south side of Rockbridge Road and contains 0.83 acre.

N7 TA-19-1243310 2019-3846 Commission District: ALL
COUNTY-WIDE

Application of the Director of Planning & Sustainability to reduce the 650 square foot minimum requirement for housing units (with Federal or State funding) for senior or affordable housing.

DEFERRED CASE(S):

D2 LP-19-1235181 2019-3209 Commission District 05 Super District 07
16-189-01-002, 16-189-01-003
1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND). The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

D3 Z-19-1235180 2019-3210
16-189-01-002, 16-189-01-003
1450 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

Application of Rose C Evans to rezone property from R-100 (Residential Medium Lot) District to C-2 (Local Commercial) District for the development of a heavy construction contractor's office with no outdoor storage. The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road, Lithonia, GA. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.