

Planning Commission Meeting Date – Tuesday, June 2, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available on DCTV's UStream link <https://video.ibm.com/channel/dctv-channel-23>

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94883110323>

Or Telephone: Dial USA 602 333 0032 or USA 8882709936 (US Toll Free)
Conference code: 217687

Board of Commissioners Meeting Date – Thursday, June 25, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available via live stream on DCTV's webpage, and on DCTVChannel23.TV.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94883110323>

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Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 pm on the date of the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

AGENDA

NEW CASES:

N1	Z-20-1243789	2020-0310	Commission District 03 Super District 06
	15-023-01-008		
	4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294		

Application of Terrence E Brooks to rezone property from R-100 (Residential Medium Lot) District to the RE (Residential Estate) District to allow a special event facility with a requested Special Land Use Permit (SLUP-20-1243788) in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table of the DeKalb County Zoning Ordinance. The property is located on the west side of Panthersville Road, approximately 1,363 feet east of Bouldercrest Road, at 4201 Panthersville Road, Ellenwood, GA. The property has approximately 415 feet of frontage along the west side of Panthersville Road and contains 3.07 acres.

N2 SLUP-20-1243788 2020-0311 Commission District 03 Super District 06
15-023-01-008
4201 PANTHERSVILLE RD, ELLENWOOD, GA 30294

Application of Terrence E Brooks to request a Special Land Use Permit (SLUP) to operate a special events facility within a requested RE (Residential Estate) District in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table of the DeKalb County Zoning Ordinance. The property is located on the west side of Panthersville Road, approximately 1,363 feet east of Bouldercrest Road, at 4201 Panthersville Road, Ellenwood, GA. The property has approximately 415 feet of frontage along the west side of Panthersville Road and contains 3.07 acres.

N3 SLUP-20-1243831 2020-0312 Commission District 03 Super District 07
15-217-12-003
3585 MEMORIAL DR, DECATUR, GA 30032

Application of Bank OZK for a Special Land Use Permit (SLUP) to allow a bank with a drive through in a C-1 (Local Commercial) District in accordance to Chapter 27, Article 4 Use Table and Section 4.2.23 of the DeKalb County Zoning Ordinance. The property is located on the east side of Memorial Drive approximately 164+/- feet east of the intersection of Memorial Drive and Columbia Drive, at 3585 Memorial Drive, Decatur, Georgia. The property has approximately 240 feet along the south side of Memorial drive and contains 1.2 acres.

N4 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.

N5 SLUP-20-1243837 2020-0314 Commission District 04 Super District 06
18-146-02-081
2550 LAWRENCEVILLE HWY, DECATUR, GA 30033.

Application of Luke Wemette to request a Special Land Use Permit (SLUP) for a proposed restaurant with a drive-through in a C-1 (Local Commercial) District in accordance Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1. The property is located on the southwest corner of Lawrenceville Highway and Haralson Road, at 2550 Lawrenceville Highway, Decatur, Georgia. The property has frontage of 325 feet on Haralson Road, 601 feet on Lawrenceville Highway and contains 1.09 acres.

N6 Z-20-1243840 2020-0317 Commission District 02 Super District 06
18-152-03-006
2573 N DRUID HILLS RD, ATLANTA, GA 30329

Application of Diane H. McCorvey c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop four traditional townhome units and two urban detached units at a density of 7.52 units per acre. The property is located south of North Druid Hills Road, approximately 83 feet east of Briaroaks Trail, at 2573 North Druid Hills Road, Atlanta, Georgia. The property has a frontage of approximately 100 feet and contains approximately .797 acre.

N7 Z-20-1243847 2020-0319 Commission District 03 Super District 07
15-197-01-001
3559 SHERRYDALE LN, DECATUR, GA 30032

Application of Susan A. Moss to rezone property rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit. The property is located on the north side of Sherrydale Lane, approximately 160 feet west of Tulip Drive, at 3559 Sherrydale Lane, Decatur, GA. The property has approximately 165 feet of frontage on Sherrydale Lane and contains 5 acres.

N8 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.

N9 SLUP-20-1243861 2020-0331 Commission District 03 Super District 06
15-041-01-152
2902 CEDAR TRACE ROAD, ELLENWOOD, GA 30294

Application of Erica Stewart for a Special Land Use Permit (SLUP) for a 24-hour in-home child day care facility in an RSM (Residential Small Lot Mix) District, in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table. The property is located on the southeast side of Cedar Trace Road, approximately 419 feet south of Cedar Trace Lane, at 2902 Cedar Trace Road, Ellenwood, GA. The property has approximately 65 feet of frontage on Cedar Trace Road and contains 0.37 acre.

N10 Z-20-1243878 2020-0387 Commission District: 04 Super District: 06
15-250-07-001, 15-250-07-003, 15-250-07-005, 15-250-07-006, 15-250-07-007, 15-250-07-008,
15-250-07-009, 15-250-07-010, 15-250-07-011, 15-250-07-012, 15-250-07-013, 15-250-07-014,
15-250-07-016, 15-250-07-017, 15-250-07-018, 15-250-07-019, 15-250-07-020, 15-250-07-021,
15-250-07-022, 15-250-07-023, 15-250-07-024, 15-250-07-025, 15-250-07-026, 15-251-02-001,
15-251-02-002, 15-251-02-003, 15-251-02-004, 15-251-02-005, 15-251-02-006, 15-251-02-007,
15-251-02-015, 15-251-02-016
3350 KENSINGTON RD, (AND OTHERS), DECATUR, GA 30032

Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) Districts to MU-4 (Mixed Use High Density) District to allow a future mix of land uses to implement the LCI Plan. The property is located on the south side of Mountain Drive, the northeast side of Covington Highway, the north side of Kensington Road, and the west side of Memorial Drive, along both sides of the MARTA rail line in Decatur, Georgia. The property has approximately 1,976 feet of frontage along Mountain Drive, 1,660 feet of frontage along Memorial Drive, 758 feet of frontage along Covington Highway, and 1,521 feet of frontage along Kensington Road and contains 38 acres.

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Board of Commissioners Meeting Date – Tuesday, June 9, 2020 9:00 AM

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Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/7753778046>

Or Telephone: Dial USA 602 333 0032 or USA 8882709936 (US Toll Free)
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N11 Z-20-1243876 2020-0385 Commission District 04 Super District 06
15-250-06-009, 15-251-03-001, 15-251-03-002, 15-251-03-003
4200 MEMORIAL DR, DECATUR, GA 30032

Application of John Corcoran to rezone properties from R-75 (Residential Medium Lot-75) to MU-4 (Mixed Use High Density) District to allow for the construction of up to 200 senior housing residences. The property is located on the south side of Kensington Road and the west side of Memorial Drive, at 3383, 3393, and 3391 Kensington Road; and 4200 Memorial Drive in Decatur, Georgia. The property has approximately 580 feet of frontage along Kensington Road, 845 feet of frontage along Memorial Drive and contains 4.3 acres.

N12 SLUP-20-1243877 2020-0386 Commission District 04 Super District 06
15-250-06-009, 15-251-03-001, 15-251-03-002, 15-251-03-003
4200 MEMORIAL DR, DECATUR, GA 30032

Application of John Corcoran for a Special Land Use Permit (SLUP) within the MU-4 (Mixed Use High Density) District to allow for the construction of up to 200 senior housing residences in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.46 (Senior Housing Supplemental Regulations) of the DeKalb County Code. The property is located on the south side of Kensington Road and the west side of Memorial Drive, at 3383, 3393, and 3391 Kensington Road; and 4200 Memorial Drive in Decatur, Georgia. The property has approximately 580 feet of frontage along Kensington Road, 845 feet of frontage along Memorial Drive and contains 4.3 acres.