

Chief Executive Officer Michael Thurmond

Department of Planning & Sustainability Auditorium of the Maloof Center 1300 Commerce Drive, Suite 400 Decatur, GA 30030



Andrew A. Baker, AICP Director

Planning Commission Meeting Date – May 7, 2019 6:30 PM Board of Commissioners Meeting Date – May 28, 2019 6:30 PM

DEFERRED CASE(S):

D1 LP-19-1235181 2019-3209 16-189-01-002, 16-189-01-003 1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Commission District 05 Super District 07

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.

D2 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 (Single-Family) District to C-1 (Local Commercial) District to develop a contractor's office with truck parking. 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-19-1243046 2019-3216 16-071-09-001 2387 WELLBORN RD, LITHONIA, GA 30058 **Commission District 05 Super District 07**

Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) District for 124 single-family attached townhome units at a density of 8.4 units per acre. The property is located on the north side of Wellborn Road, approximately 181 feet east of Strathmore Manor Drive, at 2387 Wellborn Road. The property has approximately 1,153 feet of frontage on Wellborn Road and contains 14.75 acres.

NEW CASES:

N1 Z-19-1235071 2019-3526 Commission District 02 Super District 06 18-106-10-033, 18-106-10-034, 18-106-10-035, 18-106-10-036, 18-106-10-037, 18-106-10-038 18-106-10-039,18-106-10-040,18-106-10-041 961 MILLEDGE PL, ATLANTA, GA 30329

Application of Toll Bros., Inc. c/o Morris, Manning and Martin, LLP to rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre. The property is located on the north and south side of Milledge Place; the east side of Briarcliff Road; the north side of Clifton Road and the west side of Biltmore Drive at 957, 961, 953, 949, 946, 948, 952, 956 and 960 Milledge Place. The property has approximately 115 feet of frontage on Briarcliff Road; 735 feet of frontage on Milledge Place; 450 feet of frontage on Clifton Road; and 518 feet of frontage on Biltmore Drive and contains 3.38 acres.

N2 SLUP-19-1242997 2019-3527 18-108-13-011 1384 BROOK FOREST DR, ATLANTA, GA 30324 **Commission District 02 Super District 06**

Application of Dellanney Maxwell Snyder to request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) 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 southwest corner of Citadel Drive and Brook Forest Drive at 1384 Brook Forest Drive. The property has approximately 100 feet of frontage on Brook Forest Drive and 180 feet on Citadel Drive and contains 0.41 acre.

N3 CZ-19-1243154 2019-3528 15-141-01-001 2200 FLAT SHOALS RD, ATLANTA, GA 30316 **Commission District 03 Super District 06**

Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Residential Small Lot Mix) District related to the mix of uses approved pursuant to CZ-02081. The proposal is to construct 21 single-family attached townhomes on a 2.03-acre portion of the development that was previously approved for 16,000 square feet of accessory commercial space and 32 live/work units. The property is located on the southeast corner of Keystone Drive and Flat Shoals Road at 2200 Flat Shoals Road. The property has approximately 354 feet of frontage on Flat Shoals Road and 480 feet on Keystone Drive and contains 2.03 acres.

N4 SLUP-19-1243155 2019-3529 15-041-01-152 2902 CEDAR TRACE DR, ELLENWOOD, GA 30294 **Commission District 03 Super District 06**

Application of Erica Stewart for a Special Land Use Permit to operate a 24-hour in-home 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 southeast side of Cedar Trace Drive, approximately 420 feet south of Cedar Trace Lane, at 2902 Cedar Trace Drive. The property has approximately 6 feet of frontage on Cedar Trace Drive and contains 0.38 acre.

Z-19-1243161 2019-3531 15-179-03-047

N5

1936 GLENWOOD AVE, ATLANTA, GA 30317

Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential -1) District to allow the construction of thirteen (13) single-family attached townhomes. The property is located on the north side of Glenwood Avenue, approximately 246 feet west of Terry Mill Road, at 1936 Glenwood Avenue. The property has approximately 165 feet of frontage along Glenwood Avenue and contains 1.81 acres.

N6 Z-19-1243163 2019-3532 18-195-09-002 3398 BRIARCLIFF RD, ATLANTA, GA 30345 **Commission District 02 Super District 06**

Application of Greg Ramsey to rezone property from R-100 (Residential-Medium Lot-100) District to RSM (Small Lot Residential Mix) District to develop 21 urban single-family detached dwelling units. The property is located on the northwest side of Briarcliff Road, approximately 229 feet east of Branch Bend, at 3398 Briarcliff Road. The property has approximately 668 feet of frontage on Briarcliff Road and 60 feet along Continental Drive and contains 8.7 acres.

N7 Z-19-1243173 2019-3556 18-030-01-011, 18-030-01-012, 18-030-01-013 433 N DESHON RD, STONE MOUNTAIN, GA 30087

Commission District 04 Super District 07

Application of Phillip Witherington to rezone property from R-100 (Residential Medium Lot) District to NS (Neighborhood Shopping) District to develop general commercial uses within a 5,000 square foot retail shopping plaza. The property is located on the east side of Janie Way and the west side of North Deshon Road at 425, 433 and 441 North Deshon Road. The property has approximately 259 feet of frontage along the east side of Janie Way and approximately 310 feet of frontage along the west side of North Deshon Road and contains 2.03 acres.

N8 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.