



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                              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.**

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**D2      Z-19-1235180              2019-3210                              Commission District 05 Super District 07**  
**16-189-01-002, 16-189-01-003**  
**1450 ROCK CHAPEL RD, LITHONIA, GA 30058**

**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.**

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**D3      Z-19-1243046              2019-3216                              Commission District 05 Super District 07**  
**16-071-09-001**  
**2387 WELLBORN RD, LITHONIA, GA 30058**

**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, 244.39 feet of frontage on Covington Highway and contains 14.75 acres.**

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**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.

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

**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.

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

**Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Small Lot- Residential 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.

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

**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 65 feet of frontage on Cedar Trace Drive and contains 0.38 acre.

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