



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

**Board of Commissioners Meeting Date – November 19, 2019 6:30 PM**

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five-minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

**AGENDA**

**NEW CASES:**

**D1      Z-19-1243376                      2019-4069                      Commission District 02 Super District 06**  
**18-001-05-021, 18-001-05-022, 18-001-05-023**  
**1051, 1047 & 1043 BRIARCLIFF RD, ATLANTA, GA 30306**

**Application of Elegant Homes, LLC to rezone property within the Druid Hills Historic District from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development consisting of urban single-family detached and three-family homes at a density of 5.3 units per acre. The property is located on the east side of Briarcliff Road, approximately 311 feet south of The By Way, at 1051, 1047, & 1043 Briarcliff Road, Atlanta. The property has approximately 240 feet of frontage along the east side of Briarcliff Road and contains 3.02 acres.**

**D2      SLUP-19-1243377                      2019-4070                      Commission District 01 Super District 07**  
**18-285-02-009**  
**3645 CHAMBLEE-TUCKER RD, CHAMBLEE, GA 30341**

**Application of Mumtaz Alli c/o Hilliard Starkey Law for a Special Land Use Permit for an alcohol outlet (alcohol sales in a convenience store) in a 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 southwest corner of Chamblee Tucker Road and Henderson Mill Road, at 3645 Chamblee Tucker Road, Chamblee. The property has approximately 150 feet of frontage on Chamblee Tucker Road and 122 feet of frontage on Henderson Mill Road and contains 0.42 acre.**

**D3**      **LP-19-1243384**                      **2019-4074**                      **Commission District 03 Super District 07**  
**15-126-05-003; 15-126-05-015; 15-126-05-021; 15-126-05-022**  
**2658 KELLEY CHAPEL RD, DECATUR, GA 30034**

**Application of Georgia General Snapfinger Dev c/o Battle Law to amend the 2035 Future Land Use Plan Map from SUB (Suburban) to TC (Town Center).** The property is located on the east side of Kelley Chapel Road and the west side of Snapfinger Road, at 2658 Kelley Chapel Road and 2317, 2349, and 2610 Snapfinger Road, Decatur. The property has approximately 1,067 feet of frontage along the east side of Kelley Chapel Road (including the abandoned right-of-way) and 847 feet of frontage along the west side of Snapfinger Road and contains 17.24 acres.

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**D4**      **Z-19-1243385**                      **2019-4075**                      **Commission District 03 Super District 07**  
**15-126-05-003; 15-126-05-015; 15-126-05-021; 15-126-05-022**  
**2658 KELLEY CHAPEL RD, DECATUR, GA 30034**

**Application of Georgia General Snapfinger Dev c/o Battle Law to rezone property from R-100 (Residential Medium Lot-100) to MR-1 (Medium Density Residential-1) for a mixed residential development consisting of 132 single-family attached townhomes and 24 single-family detached homes at a density of 9.05 units per acre.** The property is located on the east side of Kelley Chapel Road and the west side of Snapfinger Road, at 2658 Kelley Chapel Road and 2317, 2349, and 2610 Snapfinger Road, Decatur. The property has approximately 1,067 feet of frontage along the east side of Kelley Chapel Road (including the abandoned right-of-way) and 847 feet of frontage along the west side of Snapfinger Road and contains 17.24 acres.

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**D5**      **LP-19-1243387**                      **2019-4076**                      **Commission District 03 Super District 06**  
**15-090-01-013**  
**3101 CLIFTON SPRINGS RD, DECATUR, GA 30034**

**Application of Otto Tract No. 10, LLC c/o Battle Law to amend the 2035 Future Land Use Plan Map from NC (Neighborhood Center) to LIND (Light Industrial).** The property is located on the south side of Clifton Springs Road, approximately 323 feet west of the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3101 Clifton Springs Road, Decatur, GA. The property has approximately 511 feet of frontage along the south side of Clifton Springs Road and contains 26.89 acres.

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**D6**      **Z-19-1243386**                      **2019-4077**                      **Commission District 03 Super District 06**  
**15-090-01-013**  
**3101 CLIFTON SPRINGS RD, DECATUR, GA 30034**

**Application of Otto Tract No 10 c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to M (Light-Industrial) District to develop a distribution warehouse consisting of 350,000 square feet within Tier 2 of the I-20 Overlay District.** The property is located on the south side of Clifton Springs Road, approximately 323 feet west of the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3101 Clifton Springs Road, Decatur, GA. The property has approximately 511 feet of frontage along the south side of Clifton Springs Road and contains 26.89 acres.

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D7 Z-19-1243388 2019-4078  
15-090-01-013  
3101 CLIFTON SPRINGS RD, DECATUR, GA 30034

Commission District 03 Super District 06

Application of Otto Tract No. 10 LLC c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to MR-1 (Medium Density Residential-1) District to develop 300 multi-family units at a density of 6.25 units per acre within Tier 2 of the 1-20 Overlay District. The property is located on the west side of Flat Shoals Road, approximately 679 feet east of the southwest intersection of Clifton Springs Road and Flat Shoals Parkway at 3101 Clifton Springs Road, Decatur, GA. The property has approximately 168 feet of frontage along the west side of Flat Shoals Parkway and contains 48 acres.

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D8 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.

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D9 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 scrivener's errors. This text amendment affects all districts.

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D10 TA-19-1243418 2019-4124

ALL DISTRICTS

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance to add Film/Movie production to the Use Table 4.1. This text amendment affects all districts.

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**NEW CASE(S):**

N1 Z-19-1243517 2019-4355  
15-138-07-019; 15-138-07-050; 15-138-07-051  
2354 & 2378 WHITES MILL RD; & 2570 KELLY LAKE RD, DECATUR, GA 30032

Commission District 03 Super District 06

Application of Epic XXXVII, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot) to RSM (Residential Small Lot Mix) to allow development of single-family detached homes. The property is located on the northeast corner of Whites Mills Road Kelly Lake Road at 2354 & 2378 Whites Mill Road, and 2570 Kelly Lake Road in Decatur, GA. The property has approximately 928 feet of frontage along Whites Mill Road and 778 feet of frontage along Kelly Lake Road and contains 14.89 acres.