



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 21, 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:

N2 SLUP-19-1243468 2019-4346 Commission District 03 Super District 06
15-114-08-016
1415 FOXHALL LN, ATLANTA, GA 30316

Application of Cynthia Evans for a Special Land Use Permit (SLUP) to allow for a child day care facility for up to six children in a R-75 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.19 Supplemental Regulations of the DeKalb County Code. The property is located on the south side of Foxhall Lane, approximately 302 feet north of Timms Circle at 1415 Foxhall Lane, Atlanta, GA. The property has approximately 110 feet of frontage along Foxhall Lane and contains 0.26 acre.

N3 SLUP-19-1243486 2019-4347 Commission District 02 Super District 06
18-109-09-008
1346 SHEFFIELD DR, ATLANTA, GA 30329

Application of Brookhaven Consultations & Training, LLC for a Special Land Use Permit (SLUP) to allow a home occupation with customer contact in an R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table. The property is located on the north side of Sheffield Drive, approximately 45 feet east of Briarcliff Road at 1346 Sheffield Drive in Atlanta, GA. The property has approximately 190 feet of frontage along Sheffield Drive and contains 0.36 acre.

N4 SLUP-19-1243490 **2019-4348**
15-165-01-015
4467 GLENWOOD RD, DECATUR, GA 30032

Commission District 03 Super District 07

Application of Dionne Newell to request a Special Land Use Permit (SLUP) to allow a Special Events Facility/Late Night Establishment (Pisces Banquet Hall) in Suite 4 & 5 of a multi-tenant commercial building in the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table & Section 27-4.2.32 Supplemental Regulations of the DeKalb County Code. The property is located on the south side of Glenwood Road and the west side of Austin Drive, at 4467 Glenwood Road in Decatur, GA. The property has approximately 160 feet of frontage along Glenwood Road and 135 feet of frontage along Austin Drive and contains 1.8 acres.

N5 Z-19-1243508 **2019-4349**
16-071-02-105; 16-071-05-006; 16-072-01-001; 16-072-01-002
6540 & 6556 COVINGTON HWY, LITHONIA, GA 30058; and
2314 & 2338 WELLBORN RD, LITHONIA, GA 30058

Commission District 05 Super District 07

Application of Ken Wood to rezone properties from C-1 (Local Commercial) to RSM (Small Lot Residential Mix) to develop 72 single-family attached townhomes at a density of 7.97 units per acre. The property is located at 6540 and 6556 Covington Highway; and 2314 and 2338 Wellborn Road. The property has 440 feet of frontage along Covington Highway, 590 feet of frontage along Wellborn Road and 575 feet of frontage along DeKalb Medical Parkway and contains 9.03 acres.

N6 SLUP-19-1243471 **2019-4350**
15-196-03-014
4407 COVINGTON HWY, DECATUR, GA 30035

Commission District 05 Super District 07

Application of Michael Tchouaffe to request a Special Land Use Permit (SLUP) to allow a Late Night Establishment within an existing 5,200 square foot building in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table & Section 27-4.2.32 Supplemental Regulations of the DeKalb County Code. The property is located on the south side of Covington Highway, approximately 573 feet west of South Indian Creek Drive, at 4407 Covington Highway in Decatur, GA. The property has approximately 100 feet of frontage along Covington Highway and contains 1.6 acres.

N7 SLUP-19-1243513 **2019-4351**
15-159-09-007
2030 WESLEY CHAPEL RD, DECATUR, GA 30035

Commission District 05 Super District 07

Application of Shy Temple Christian Methodist Episcopal Church for a Special Land Use Permit (SLUP) to demolish an existing sanctuary building and construct a new 10,000 square foot sanctuary building in a R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table of the DeKalb County Code. The property is located on the east side of Wesley Chapel Road, approximately 150 feet north of John Wesley Drive at 2030 Wesley Chapel Road in Decatur, GA. The property has approximately 225 feet of frontage along Wesley Chapel Road and contains 3 acres.

N8 **Z-19-1243514** **2019-4352** **Commission District 05 Super District 07**
16-038-03-012; 16-038-03-021
1970 & 1978 PANOLA RD, LITHONIA, GA 30058

Application of Guyana Association of Georgia c/o Mr. Carl Lashley to rezone properties from R-100 (Residential Medium Lot) and RSM (Small Lot Residential Mix) Districts to O-I (Office Institutional) District to allow the development of a cultural facility up to 16,000 square feet. The property is located on the east side of Panola Road, approximately 350 feet south of Marbut Road, at 1970 and 1978 Panola Road in Lithonia, GA. The property has approximately 290 feet of frontage along Panola Road and contains 4.13 acres.

N9 **SLUP-19-1243515** **2019-4353** **Commission District 05 Super District 07**
16-038-03-012; 16-038-03-021
1970 & 1978 PANOLA RD, LITHONIA, GA 30058

Application of Guyana Association of Georgia c/o Mr. Carl Lashley for a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office Institutional) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table. The property is located on the east side of Panola Road, approximately 350 feet south of Marbut Road at 1970 and 1978 Panola Road in Lithonia, GA. The property has approximately 290 feet of frontage along Panola Road and contains 4.13 acres.

N10 **Z-19-1243522** **2019-4356** **Commission District 03 Super District 07**
15-060-01-191
3792 HARVEST DR, DECATUR, GA 30034

Application of Phoenix City Holdings LLC c/o Battle Law P.C. to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to develop sixty-one (61) single-family detached townhomes at a density of 5.94 units per acre. The property is located at 3792 Harvest Drive. The property has 100 feet of frontage along Harvest Drive and contains 10.2 acres.

N11 **Z-19-1243524** **2019-4357** **Commission District 05 Super District 07**
15-162-02-015
4982 COVINGTON HWY, DECATUR, GA 30035

Application of Johnny Garcia to rezone property from O-I to C-1 to install an electronic sign. The property is located on the northwest corner of Covington Highway and Glenhaven Circle, at 4982 Covington Highway, Decatur. The property has approximately 177 feet of frontage on Covington Highway and approximately 180 feet of frontage on Glenhaven Circle and contains 0.61 acre.

N12 **TA-19-1243554** **2019-4397** **ALL DISTRICTS**

Application of the Director of Planning & Sustainability to amend Table 5.2(a) to clarify buffer width requirements when adjacent to "R" districts and whether adjoining use is single family attached or detached. This text amendment affects all districts.

N13 TA-19-1243555 2019-4398

ALL DISTRICTS

Application of the Director of Planning & Sustainability to delete Article 5.7.5 H: Driveways shall not exceed ten (10) feet between garage door and sidewalk and to address front entry garages, their setbacks and garage width in relation to the facade width. This text amendment affects all districts.

N14 TA-19-1243535 2019-4358

ALL DISTRICTS

Application of the Director of Planning & Sustainability for a text amendment to adopt the 2020 Rezone Calendar and Resolution. This text amendment affects all districts.