



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 – November 5, 2019 6:30 PM
Board of Commissioners Meeting Date – November 19, 2019 6:30 PM

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.

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.

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.

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.

D7 **Z-19-1243388** **2019-4078** **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 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.

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.

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.

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.

NEW CASE(S):

N1 Z-19-1243517 2019-4355

Commission District 03 Super District 06

15-138-07-019; 15-138-07-050; 15-138-07-051

2354 & 2378 WHITES MILL RD; & 2570 KELLY LAKE RD, DECATUR, GA 30032

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.