



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 7, 2019 6:30 PM
Board of Commissioners Meeting Date – November 21, 2019 6:30 PM

AGENDA

NEW CASES:

N1 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.

N2 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.

N3 SLUP-19-1243490 2019-4348 Commission District 03 Super District 07
15-165-01-015
4467 GLENWOOD RD, DECATUR, GA 30032

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.

N4 **Z-19-1243508** **2019-4349** **Commission District 05 Super District 07**
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

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.

N5 **SLUP-19-1243471** **2019-4350** **Commission District 05 Super District 07**
15-196-03-014
4407 COVINGTON HWY, DECATUR, GA 30035

Application of Michael Tchouaffe to request a Special Land Use Permit (SLUP) to allow a Special Events Facility/Late Night Establishment (Palmetto Event Center) 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.

N6 **SLUP-19-1243513** **2019-4351** **Commission District 05 Super District 07**
15-159-09-007
2030 WESLEY CHAPEL RD, DECATUR, GA 30035

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.

N7 **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.

N8 **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.

N9. 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 KELLEY LAKE RD, DECATUR, GA 30032

WILL BE HEARD ON TUESDAY, NOVEMBER 5, 2019, 6:30 P.M., PLANNING COMMISSION; AND TUESDAY, NOVEMBER 19, 2019, 6:30 P.M., BOARD OF COMMISSIONERS – ZONING MEETING.

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.