

**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 – September 10, 2019 6:30 PM
Board of Commissioners Meeting Date – September 24, 2019 6:30 PM**

AGENDA

NEW CASES:

**N1 SLUP-19-1243346 2019-4068 Commission District 02 Super District 07
18-145-05-016
1513 FRAZIER RD, DECATUR, GA 30333**

Application of Elizabeth G Newsom to request a Special Land Use Permit (SLUP) to allow a home occupation (skincare studio) with customer contact in a R-75 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31 Supplemental Regulations of the DeKalb County Code. The property is located on the southeast corner of Frazier Road and Tolbert Drive at 1513 Frazier Road, Decatur, GA. The property has approximately 71 feet of frontage along the east side of Frazier Road and 224 feet of frontage along the south side of Tolbert Drive and contains 0.44 acre.

**N2 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.

**N3 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.

N4 **SLUP-19-1243380** **2019-4071**
18-043-01-026
5100 MEMORIAL DR, DECATUR, GA 30083

Commission District 04 Super District 06

Application of Wooland Asset Management for a Special Land Use Permit for a proposed restaurant with a drive - through in a C-1 (Local Commercial) District in accordance Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1. The property is located on the southwest corner of Memorial Drive and Memorial College Avenue in the Citadel Shopping Center, at 5100 Memorial Drive, Decatur, Georgia. The property has approximately 120 feet of frontage along Memorial Drive and 180 feet of frontage along Memorial College Avenue and contains 0.49 acre.

N5 **Z-19-1243381** **2019-4072**
15-143-19-011
1639 EASTLAND RD, ATLANTA, GA 30316

Commission District 03 Super District 06

Application of Loren Wimpfheimer to rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District for 67 single family attached townhomes at a proposed density of 7.5 units per acre. The property is located on southwest corner of Eastland Road and Lake Drive, Atlanta. The property has 372 feet of frontage along Eastland Road and 986 feet of frontage along Lake Drive and contains 8.9 acres.

N6 **Z-19-1243383** **2019-4073**
15-062-07-056
5065 FLAT SHOALS PKWY, DECATUR, GA 30034

Commission District 03 Super District 07

Application of LBM ATL, LLC c/o Barbara Odom to rezone from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) District to construct up to twenty-two single-family attached or detached units. The property is located on the south side of Flat Shoals Parkway, approximately 320 feet west of Radcliffe Boulevard at 5065 Flat Shoals Parkway in Decatur, Georgia. The property has approximately 402 feet of frontage along the south side of Flat Shoals Parkway and contains 3.27 acres.

N7 **LP-19-1243384** **2019-4074**
15-126-05-003,15-126-05-015,15-126-05-021,15-126-05-022
2658 KELLEY CHAPEL RD, DECATUR, GA 30034

Commission District 03 Super District 07

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.

N8 **Z-19-1243385** **2019-4075**
15-126-05-003,15-126-05-015,15-126-05-021,15-126-05-022
2658 KELLEY CHAPEL RD, DECATUR, GA 30034

Commission District 03 Super District 07

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.

N9	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.

N10	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.

N11	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.

N12	Z-19-1243389	2019-4079	Commission District 03 Super District 06
	15-179-08-005		
	316 WILKINSON DR, ATLANTA, GA 30317		

Application of Natasha Taylor to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District to construct a two-family residence ("duplex"). The property is located on the east side of Wilkinson Drive, approximately 865 feet south of Memorial Drive, at 316 Wilkinson Drive, Atlanta. The property has approximately 80 feet of frontage along Wilkinson Drive and contains 0.36 acre.

N13	TA-19-1243416	2019-4122	ALL DISTRICTS
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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 and Article 9.1.3 Defined Terms adding standards for fencing of residential developments, and related definitions. The property is located on properties throughout DeKalb County (County-wide).

N14 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 scriveners errors. The property is located on properties throughout DeKalb County (County-wide).

N15 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. The property is located on properties throughout DeKalb County (County-wide).