

Notice is hereby given by DeKalb County Board of Commissioners that the hearings on the following application(s) will be held by:

Planning Commission Meeting Date – Tuesday, September 1, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available on DCTV's UStream link <https://video.ibm.com/channel/dctv-channel-23>

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94883110323>

Or Telephone:

Dial:

USA 602 333 0032

USA 8882709936 (US Toll Free)

Conference code: 217687

Board of Commissioners Meeting Date – Thursday, September 24, 2020 5:30 PM

This meeting will be held via Zoom and simultaneous broadcast available via live stream on DCTV's webpage, and on DCTVChannel23.TV.

Join from PC, Mac, Linux, iOS or Android:

<https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdekalbcountyga.zoom.us%2Fj%2F94883110323&data=02%7C01%7C1ahill%40dekalbcountyga.gov%7Cd2ff6bd7fc914eaff6aa08d834b17771%7C292d5527abff45ffb92b1db1037607b%7C0%7C0%7C637317284106974380&sdata=8h5JnGpiUj%2BJkLjP67q6hKQXy8LYuO90cN9mh403pE%3D&reserved=0>

Or Telephone:

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Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 pm on the date of the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at PublicHearing@dekalbcountyga.gov

AGENDA

DEFERRED CASE:

D1 Z-20-1243836 2020-0313 Commission District 04 Super District 06
15-230-01-010
4213, 4203, 4195, 4187, 4179, 4183, & 4159 MEMORIAL DR, DECATUR, GA 30032

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of 40 units per acre. The property is located on 4213, 4203, 4195, 4187, 4179, 4183, 4159 Memorial Drive, Decatur, GA. The property has 995 feet of frontage along Memorial Drive and contains 11 acres.

D2 Z-20-1243841 2020-0601 Commission District 05 Super District 07
16-159-01-003,16-162-05-002,16-162-05-003
1503 STEPHENSON RD, LITHONIA, GA 30058

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 164-lot single family detached subdivision at a density of 3.59 units per acre. The property is located on the south side of Stephenson Road, approximately 1,067 feet east of the intersection of Stephenson Road and South Deshon Road, at 1467, 1503 and 1513 Stephenson Road, Lithonia, GA. The property has approximately 762 feet of frontage along the south side of Stephenson Road and contains 45.66 acres.

D3 Z-20-1243958 2020-0602 Commission District 04 Super District 07
16-128-02-001,16-128-02-003,16-128-02-011,16-129-02-009
800 ALFORD RD, STONE MOUNTAIN, GA 30087

Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 91 single-family detached residences and 92 single-family attached residences at a density of 4.47 units per acre. The property is located on the southeast corner of Stephenson Road and Alford Road at 800, 810, and 820 Alford Road and 917 Stephenson Road in Stone Mountain, Georgia. The property has approximately 1,373 feet of frontage along Stephenson Road and 1,770 feet of frontage along Alford Road and contains 40.9 acres.

D4 Z-20-1243972 2020-0608 Commission District 04 Super District 07
18-083-01-010
1347 BERMUDA RD, STONE MOUNTAIN, GA 30087

Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop up to 20 single-family detached homes at a density of 3 units per acre. The property is located on the southwest side of Bermuda Road, approximately 658 feet northwest of Malvern Boulevard, at 1347 Bermuda Road, Stone Mountain, Georgia. The property has approximately 455 feet of frontage along Bermuda Road and contains 6.66 acres.

NEW CASES:

N1 SLUP-20-1244105 2020-0833 Commission District 02 Super District 06
18-111-03-018
2933 N. DRUID HILLS RD, ATLANTA, GA 30329

Application of Focus Brands c/o Julie Sellers for a Special Land Use Permit (SLUP) to construct a new drive-through restaurant (Jamba Juice & Auntie Anne's) within the C-1 (Local Commercial) District. The property is located on the west side of North Druid Hills Road, approximately 750 feet south of LaVista Road at 2933 North Druid Hills Road in Atlanta, Georgia. The property has approximately 150 feet of frontage along North Druid Hills Road and contains 0.46 acre.

N2 LP-20-1244107 2020-0834 Commission District 02 Super District 06
18-196-04-029, 18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037,
18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041
2814 CLAIRMONT RD, ATLANTA, GA 30329

Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments. The property is located on the northwest corner of Clairmont Road and Briarcliff Road, approximately 120 feet south of Interstate 85 at 2794, 2778, 2804, 2806, 2810, 2814, 3080 and 3070 Clairmont Road; and 3068 Briarcliff Road in Atlanta, Georgia. The property has approximately 670 feet of frontage along Clairmont Road, approximately 196 feet of frontage on Briarcliff Road and contains 3.85 acres.

N3 Z-20-1244108 2020-0835 Commission District 02 Super District 06
18-196-04-029, 18-196-04-033, 18-196-04-034, 18-196-04-035, 18-196-04-037,
18-196-04-038, 18-196-04-039, 18-196-04-040, 18-196-04-041
2814 CLAIRMONT RD, ATLANTA, GA 30329

Application of Stein Investment Co., LLC c/o Dennis J Webb to request a rezoning of properties from C-1 (Local Commercial) and C-2 (General Commercial) to HR-3 (High Density Residential-3) district to allow for the construction of a mixed use development consisting of approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments. The property is located on the northwest corner of Clairmont Road and Briarcliff Road, approximately 120 feet south of Interstate 85 at 2794, 2778, 2804, 2806, 2810, 2814, 3080 and 3070 Clairmont Road; and 3068 Briarcliff Road in Atlanta, Georgia. The property has approximately 670 feet of frontage along Clairmont Road, approximately 196 feet of frontage on Briarcliff Road and contains 3.85 acres.

N4 SLUP-20-1244110 2020-0836 Commission District 01 Super District 07
18-283-02-012, 18-283-02-007, 18-283-02-008
3214 CHAMBLEE-TUCKER RD, CHAMBLEE, GA 30341

Application of Embry Hills Church of Christ c/o Michelle Battle for a Special Land Use Permit (SLUP) to add a new 700-seat sanctuary and expand the parking lot to accommodate 243 parking spaces. The property is located on the north side of Chamblee Tucker Road, approximately 150 feet east of North Embry Circle, at 3214, 3220, and 3250 Chamblee Tucker Road in Chamblee, Georgia. The property has approximately 811 feet of frontage along Chamblee Tucker Road and contains 5.8 acres.

N5 LP-20-1244114 2020-0837 Commission District 05 Super District 07
16-252-02-002
8400 PLEASANT HILL WAY, LITHONIA, GA 30058

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to amend the Future Land Use Plan from Conservation Open Space (COS) to Suburban (SUB) to develop 36 single-family detached residences. The property is located on the north side of Pleasant Hill Way, approximately 1,700 feet west of Pleasant Hill Road, at 8400 Pleasant Hill Way in Lithonia, Georgia. The property has approximately 740 feet of frontage along Pleasant Hill Way and contains 8.5 acres.

N6 Z-20-1244113 2020-0838 Commission District 05 Super District 07
16-252-02-002
8400 PLEASANT HILL WAY, LITHONIA, GA 30058

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Single-Family Residential) District to RNC (Residential Neighborhood Conservation) District to develop 36 single-family detached residences. The property is located on the north side of Pleasant Hill Way, approximately 1,700 feet west of Pleasant Hill Road, at 8400 Pleasant Hill Way in Lithonia, Georgia. The property has approximately 740 feet of frontage along Pleasant Hill Way and contains 8.5 acres.

N7 Z-20-1244119 2020-0839 Commission District 02 Super District 06
18-050-12-005
1377 SCOTT BLVD, DECATUR, GA 30030

Application of Daniel J Reuter to rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots. The property is located on the southeast corner of Scott Boulevard and Pensdale Road, approximately 290 feet south of Eastland Road, at 1377 Scott Boulevard in Decatur, Georgia. The property has approximately 80 feet of frontage along Scott Boulevard, 200 feet of frontage along Pensdale Road and contains 0.36 acre.

N8 Z-20-1244120 2020-0840 Commission District 03 Super District 07
15-201-07-001, 15-201-07-003, 15-201-07-004, 15-201-07-005, 15-201-07-007
3229 MEMORIAL DR, DECATUR, GA 30032

Application of APC Contractors Inc to rezone properties from O-I (Office Institutional) to MR-2 (Medium Density Residential-2) District to allow the construction of a 44-unit single-family attached townhome development. The property is located on the south side of Memorial Drive, the east side of Conway Road, the west side of Thomas Road, and the north side of Julian Street, at 3229, 3237, 3245, 3251, and 3265 Memorial Drive, Decatur, Georgia. The property has approximately 563 feet of frontage along Memorial Drive, 146 feet of frontage along Conway Road, 506 feet of frontage along Julian Street, and 352 feet of frontage along Thomas Road and contains 2.8 acres.

N9 TA-20-1244141 2020-0841 Commission District 04 Super District 06
18-043-01-004
4900 MEMORIAL DR, STONE MOUNTAIN, GA 30083

Application of the Director of Planning & Sustainability to amend text in the DeKalb County 2035 Comprehensive Plan, Chapter 7, to include the Memorial Drive Revitalization Plan as a Small Area Plan (SAP)". The Plan is located along the corridor of Memorial Drive, bounded by Interstate 285 to the west and E. Ponce de Leon Avenue to the east, and is further defined by the Boundary Map.