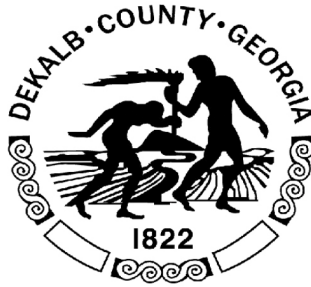


# DeKalb County Government

Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030



## Agenda

**Tuesday, March 1, 2022**

**5:30 PM**

**via ZOOM**

## **Planning Commission**

**Chairperson Tess Snipes**

**Co-Chair Jon West**

**Member Lauren Blaszyk (Dist. 1)**

**Member April Atkins (Dist. 2)**

**Member Vivian Moore (Dist. 3)**

**Member LaSonya Osler (Dist. 4)**

**Member Gwendolyn McCoy (Dist. 5)**

**Member Jana Johnson (Dist. 6)**

**Member Edward Patton (Dist. 7)**

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, March 1, 2022 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android:

<https://dekalbcountyga.zoom.us/j/94261560575> Or Telephone: Dial: USA 8882709936 (US Toll Free)  
Conference code: 934462

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting.

The Board will provide 15 minutes of time for citizens to speak in favor of an agenda item, and 15 minutes for citizens to speak in opposition. Citizens who attend the meeting via the Zoom link above may join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. There will be no comment cards, so when you are called upon, please state your name and address for the record. Also, please be conscious of speaking time so that everyone has an opportunity to provide input in the allotted time.

Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 p.m. on the date of the public hearing to [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

## **Call To Order**

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Thursday March 24, 2022 @ 5:30 p.m., via Zoom.

## **Roll Call**

**Deferred Cases**

- D1**     [2021-2903](#)     COMMISSION DISTRICT(S): Commission District 04; Super District 06  
Application of Avondale Park, LLC c/o Battle Law, PC for a Major  
Modification of the conditional site plan and other conditions of MU-5  
(Mixed-Use Very High Density) zoning approved pursuant to CZ-18-22125,  
to change the mixture of multifamily, office, and retail land uses, and to  
revise the single-family detached and townhome exterior designs, at 3458  
Mountain Drive.

**Attachments:** [Recommended Conditions CZ-21-1245061 March 2022](#)  
[CZ-21-1245061 3458 Mountain Dr. Staff Report March 2022](#)  
[CZ-21-1245061 2021-2903 Mountain Dr. Staff Report Nov. 2021](#)  
[CZ-21-1245061 Staff Report Sept. 2021](#)

[\(9/9/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/30/21 Board of Commissioners - Zoning Meeting: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(11/4/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(11/18/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

- D2**     [2020-1546](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for text amendments  
to the Zoning Ordinance, Chapter 27, including, but not limited to Section  
9.1.3 (Definitions), Section 4.1.3 (Land Use Table), and Section 4.2  
(Supplemental Regulations) of the DeKalb County Zoning Ordinance relating  
to automobile land uses, and for other purposes. This text amendment is  
County-wide.

**Attachments:** [D2. TA-21-1244414 Staff Report March 2022](#)  
[D2. TA-21-1244414 Auto Brokers Staff Report Sept. 2021](#)  
[TA-21-1244414 Auto Brokers Staff Report July BOC 2021](#)  
[TA-21-1244414 2020-1546 Auto Brokers Text amendment 3.0](#)  
[TA-21-1244414 2020-1546 Auto Brokers May 2021 BOC](#)  
[TA 21 1244414 Jan 2021 Staff Report](#)

[\(1/7/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

(1/28/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

(5/27/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the PECS-Planning, Economic Development & Community Services Committee)

(7/8/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(7/29/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(9/9/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/30/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

**D3**     [2020-1543](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.

**Attachments:** [D3. TA-21-1244279 Small Box Discount Retailers Staff Report March 2022](#)

[D5. TA-21-1244279 Small Box Discount Retailers Staff Report Nov 2021](#)

[D1 TA-21-1244279 Small Box Discount Retailers Staff Report Sept. 2021](#)

[D1 TA-21-1244279 Small Box Discount Retailers Staff Report July 2021](#)

[TA-21-1244279 Staff Report March 2021 BOC](#)

(1/7/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(1/28/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/2/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/8/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(7/29/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(9/9/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/30/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/4/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/18/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D4**     [2021-3516](#)     COMMISSION DISTRICT(S): District 03 Super District 06  
Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow the construction of single-family detached homes, at 2717 Whitfield Road.

**Attachments:** [Z-22-1245310 2717 Whitfield Rd. Staff Report March 2022](#)  
[Z-22-1245310 Staff Report Jan. 2022 2717 Whitfield Rd.](#)

(1/4/22 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(1/27/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- D5**     [2021-3518](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07  
Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14-19143, to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive.

**Attachments:** [CZ-22-1245320 3644 Memorial Dr. Staff Report March 2022](#)  
[CZ-22-1245320 Staff Report Jan. 2022 3644 Memorial Dr.](#)

(1/4/22 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(1/27/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

**D6**     [2021-3519](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07

Application of Harold Buckley, Jr. for Caliber Car Wash for a Special Land Use Permit (SLUP) to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive.

**Attachments:** [SLUP-22-1245321 3644 Memorial Dr. Staff Report March 2022](#)  
[SLUP-22-1245321 Staff Report Jan. 2022 3644 Memorial Dr.](#)

(1/4/22 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(1/27/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

#### New Cases

**N1**     [2022-1145](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of A.S. Turner & Sons c/o Garlan B. Furin for a Special Land Use Permit (SLUP) to relocate the existing accessory crematory (SLUP-10-16577) to another portion of the parcel within an O-I (Office-Industrial) District, at 2773 N. Decatur Road.

**Attachments:** [SLUP-22-1245402 2022-1145 Recommended Conditions 2773 N. Decatur Rd. March 2022](#)  
[SLUP-22-1245402 2773 N. Decatur Rd. Staff Report March 2022](#)

**N2**     [2022-1168](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Janaee Wallace to rezone property from R-75 (Residential Medium Lot-75) to MR-1 (Medium-Density Residential-1) District to allow conversion of a single-family house to a duplex and conversion of a detached garage to a detached dwelling, at 2551 McAfee Road.

**Attachments:** [Z-22-1245405 2551 McAfee Rd. Staff Report March 2022](#)

- N3**     [2022-1170](#)     COMMISSION DISTRICT(S): Commission 02 Super District 06  
Application of Brad and Marliss Cornett/Color Wheel Studio for a Special  
Land Use Permit (SLUP) for a specialized school (an Art Summer Camp) in  
an M (Light Industrial) District, at 203 Rio Circle.

**Attachments:**   [203 Rio Circle Withdrawal](#)  
[SLUP-22-1245406 203 Rio Circle Staff Report March 2022](#)