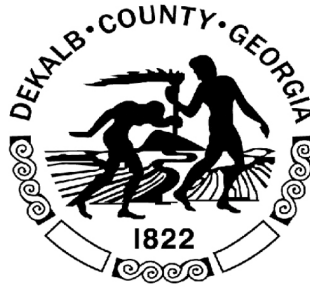


DeKalb County Government

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



Agenda

Thursday, September 30, 2021

5:30 PM

via Zoom

Board of Commissioners - Zoning Meeting

Commissioner Steve Bradshaw, Presiding Officer, District 4
Commissioner Lorraine Cochran-Johnson, Deputy, District 7

Commissioner Robert Patrick, District 1

Commissioner Jeff Rader, District 2

Commissioner Larry Johnson, District 3

Commissioner Steve Bradshaw, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Ted Terry, Super District 6

Commissioner Lorraine Cochran-Johnson, Super District 7

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, September 30, 2021 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) DCTVChannel23.TV.

The public is invited to watch the broadcast on DCTV's UStream link DCTV's webpage, and on DCTVChannel23.TV. <https://video.ibm.com/channel/dctv-channel-23>

TO participate and Join from PC, Mac, Linux, iOS or Android: or
<https://dekalbcountyga.zoom.us/j/94883110323> Or Telephone: Dial: USA 602 333 0032 USA 8882709936
(US Toll Free) Conference code: 217687

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 PublicHearing@dekalbcountyga.gov

Call To Order

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Roll Call

Deferred Cases

- D1** [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: [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)

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 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)

New Cases

N1 [2021-2900](#) COMMISSION DISTRICT(S): Commission District 02; Super District 06
Application of Richard Adams to request a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) within an existing grocery store (Oak Grove Market) in the C-1 (Local Commercial) district, at 2757 LaVista Road.

Attachments: [SLUP-21-1245054 2021-2900 Recommended Conditions 2757 LaVista Rd](#)
[SLUP 21 1245054 Staff Report Sept. 2021 BOC 2757 LaVista Rd.](#)

(9/9/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N2 [2021-2901](#) COMMISSION DISTRICT(S): Commission District 05; Super District 07
Application of Mustaq Moosa to rezone properties from R-100 (Single-Family Residential) District to C-1 (Local Commercial) District to construct a neighborhood shopping center, at 1762 Panola Road.

Attachments: [Z-21-1245055 2021-2901 Recommended Conditions 1762 Panola Rd](#)
[Z-21-1245055 Staff Report Sept. 2021 REVISED BOC 1762 Panola Rd.](#)
[Greater Hidden Hills CDC PC Letter](#)

(9/9/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N3 [2021-2904](#) COMMISSION DISTRICT(S): Commission District 02; Super District 06
Application of PEC c/o Doug Linneman to amend the Future Land Use Map from Suburban (SUB) to Town Center (TC) to allow the construction of new multi-family apartments, at 2784 N. Druid Hills Road.

Attachments: [LP-21-1245063 Staff Report Sept. 2021 BOC 2784 N. Druid Hills Rd.](#)

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

N4 [2021-2905](#) COMMISSION DISTRICT(S): Commission District 02; Super District 06
Application of PEC c/o Doug Linneman to request a rezoning from R-100
(Residential Medium Lot) to MR-2 (Medium Density Residential-2) District
to allow the construction of new multi-family apartments, at 2784 N. Druid
Hills Road.

Attachments: [Z-21-1245064 2021-2905 BOC Recommended Draft Conditions
2784 N Druid Hills Rd](#)
[Z-21-1245064 Staff Report Sept. BOC 2021 2784 N. Druid Hills Rd.](#)

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

N5 [2021-2906](#) COMMISSION DISTRICT(S): Commission District 02; Super District 06
Application of Nuts n Berries c/o Kevin Parker for a Special Land Use
Permit (SLUP) to allow an accessory alcohol outlet within an existing retail
store in the C-1 (Local Commercial) District, at 2118 North Decatur Road.

Attachments: [SLUP-21-1245065 2021-2906 Recommended Conditions 2118 N.
Decatur Rd](#)
[SLUP-21-1245065 Staff Report Sept. 2021 2118 N. Decatur Rd.](#)

(9/9/21 Planning Commission: [approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting](#))

N6 [2021-2907](#) COMMISSION DISTRICT(S): Commission District 04; Super District 06
Application of Housing Development Corporation c/o Keri Taylor-Spann to
amend the Future Land Use Map from Suburban (SUB) to Commercial
Redevelopment Corridor (CRC) to allow the construction of a multi-family
residential and single-family attached townhome development, at 4698 E.
Anderson Road.

Attachments: [LP-21-1245068 Staff Report Sept. 2021 4698 E. Anderson Rd.
Patrick Kelly withdrawal email](#)

(9/9/21 Planning Commission: [withdrawn without prejudice per staff
recommendation to the Board of Commissioners - Zoning Meeting](#))

N7 [2021-2908](#) COMMISSION DISTRICT(S): Commission District 04; Super District 06
Application of Housing Development Corporation c/o Keri Taylor-Spann to
rezone properties from R-85 (Residential Medium Lot) and C-1 (Local
Commercial) districts to MR-2 (Medium Density Residential-2) District to
allow the construction of a multi-family residential and single-family attached
townhome development, at 4717 Anderson Road.

Attachments: [Z-21-1244066 Staff Report Sept. 2021 BOC 4717 Anderson Rd.](#)
[Patrick Kelly Withdrawal email](#)

[\(9/9/21 Planning Commission: withdrawn without prejudice per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

N8 [2021-2933](#) COMMISSION DISTRICT(S): Commission District 03; Super District 07
Application of Griffin & Davis Consulting, Inc. to amend the Future Land
Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow
development of single-family attached townhomes, at 1484 Columbia Drive.

Attachments: [LP-21-1245127 Staff Report Sept. 2021 1484 Columbia Dr.](#)

[\(9/9/21 Planning Commission: denial per staff recommendation to the Board
of Commissioners - Zoning Meeting\)](#)

N9 [2021-2910](#) COMMISSION DISTRICT(S): Commission District 03; Super District 07
Application of Griffin & Davis Consulting, Inc. Rezone property from R-75
(Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1) to
allow for development of single-family attached townhomes, at 1484
Columbia Drive.

Attachments: [Z-21-1245080 Staff Report Sept. BOC 2021 1484 Columbia Dr.](#)

[\(9/9/21 Planning Commission: denial per staff recommendation to the Board
of Commissioners - Zoning Meeting\)](#)

N10 [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: [CZ-21-1245061 Staff Report Sept. 2021 BOC 3458 Mountain Dr](#)

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

- N11** [2021-2909](#) COMMISSION DISTRICT(S): Commission District 03; Super District 06
Application of Cindy Simpson for CHRIS 180 to request a Special Land Use
Permit (SLUP) for a Child Caring Institution for up to six children, at 1748
Pine Trail.

Attachments: [Recommended Conditions SLUP-21-1245087 2021-2909 1748 Pine
Trail](#)

[SLUP-21-1245087 Staff Report Sept. 2021 1748 Pine Trail](#)

[\(9/9/21 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N12** [2021-2911](#) COMMISSION DISTRICT(S): Commission District 05; Super District 07
Application of Melesha Myrie for a Special Land Use Permit (SLUP) to
increase an existing Personal Care Home from three (3) persons to the
maximum of six (6) in an R-85 District, at 1816 Enid Drive.

Attachments: [SLUP-21-1245110 2021-2911 Recommended Conditions 1816 Enid
Dr](#)

[SLUP-21-1245110 Staff Report Sept. 2021 1816 Enid Dr.](#)

[\(9/9/21 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)