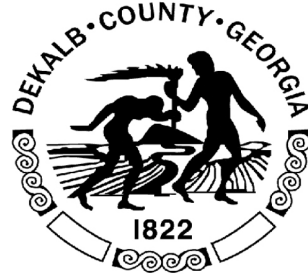


# DeKalb County Government

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



## Summary

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*

**Administration:** Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

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](mailto: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.

**Deferred for two full cycles, until November 18, 2021.**

**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.

**Deferred for Three full cycles, until March 24, 2022**

**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.

**Approved**

**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.

**Approved with conditions**

- 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.  
**Deferred for 30 days, until October 26, 2021 for Public Hearing**
- 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.  
**Deferred for 30 days, until October 26, 2021 for Public Hearing**
- 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.  
**Approved per staff's conditions**
- 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.  
**Withdrawn without prejudice**

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.

**Withdrawn without prejudice**

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.

**Deferred for 30 days, until October 26, 2021 for Public Hearing**

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.

**Deferred for 30 days, until October 26, 2021 for Public Hearing**

**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.

**Full cycle deferral per staff recommendation, until November 18, 2021**

**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.

**Approved**

**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.

**Approved**