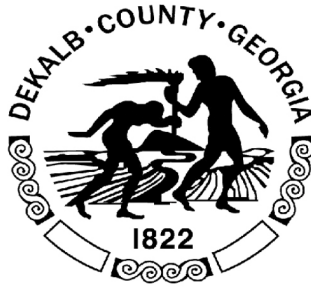


DeKalb County Government

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



Agenda

Thursday, January 6, 2022

5:30 PM

via ZOOM

Planning Commission

Chairperson Tess Snipes
Co-Chair Jon West
Member April Atkins
Member Jana Johnson
Member Gwendolyn McCoy
Member Vivian Moore
Member LaSonya Osler
Member Edward Patton
Member Lauren Blaszyk.

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, January 6, 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

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 January 27, 2022 @ 5:30 p.m., via Zoom.

Roll Call

Deferred Cases

- D1** [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 RSM (Residential Small Lot Mix) Zoning
District to allow for development of single-family attached townhomes, at
1484 Columbia Drive.

Attachments: [Z-21-1245080 Staff Report Jan. 2022 1484 Columbia Dr.](#)
[Z-21-1245080 Staff Report Sept. BOC 2021 1484 Columbia Dr.](#)

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

[\(9/30/21 Board of Commissioners - Zoning Meeting: deferred for 30 days to the Board of Commissioners\)](#)

[\(10/26/21 Board of Commissioners: withdrawn without prejudice\)](#)

[\(10/26/21 Board of Commissioners: reconsidered\)](#)

[\(10/26/21 Board of Commissioners: deferred for a full cycle to the Board of Commissioners\)](#)

- D2** [2021-2638](#) COMMISSION DISTRICT(S): Commission District: 02; Super District: 06
Application of David Kirk to rezone property from NS (Neighborhood
Shopping) District to C-1 (Local Commercial) District to allow for
development of a new drive-through restaurant, at 3795 North Druid Hills
Road.

Attachments: [Z-21-1244885 Recommended Conditions Jan 2022 3794 N Druid Hills Rd](#)
[Z-21-1244885 Staff Report Jan. 2022 3795 N. Druid Hills Rd](#)
[Z-21-1244885 2021-2638 Recommended Conditions Nov. 2021](#)
[Z-21-1244885 2021-2638 3795 N. Druid Hills Rd Staff Report Nov. 2021](#)
[Z-21-1244885 Recommended Conditions July BOC](#)
[Z-21-1244885 Staff report July BOC 2021](#)

[\(7/8/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(7/29/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

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

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

- D3** [2021-2639](#) COMMISSION DISTRICT(S): Commission District: 02; Super District: 06
Application of David Kirk to request a Special Land Use Permit (SLUP) to allow a drive through facility in Town Center Character Area, at 3795 North Druid Hills Road.

Attachments: [SLUP-21-1244886 Recommended Conditions Jan 2022 3795 N. Druid Hills Rd](#)
[SLUP-21-1244886 Staff Report Jan. 2022 3795 N. Druid Hills Rd](#)
[SLUP-21-1244886 2021-2639 Recommended Conditions Nov. 2021](#)
[SLUP-21-1244886 2021-2639 3795 N. Druid Hills Rd. Staff Report Nov. 2021](#)
[CFA North Druid Hills Relo Traffic Memo](#)
[Crash Data Exhibit](#)
[Future Roadway Improvement Concept Option](#)
[N Druid Hills and Birch Rd Intersection Analysis](#)
[SLUP-21-1244886 Recommended Conditions July BOC](#)
[SLUP-21-1244886 Staff report July BOC 2021](#)

(7/8/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/29/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles)

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

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

- D4** [2021-2641](#) COMMISSION DISTRICT(S): Commission District 04; Super District 06
Application of Mosaic Communities c/o Battle Law to rezone properties from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to allow single-family cottages, conventional single-family detached homes, urban single-family attached and detached units, and duplexes, at 3943 Norman Road.

Attachments: [Z-21-1244893 Staff Report Jan. 2022 3943 Norman Rd.](#)
[Z-21-1244893 2021-2641 Norman Rd. Staff Report BOC Nov. 2021](#)
[Z-21-1244893 July 2021 Staff report](#)

(7/8/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

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

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

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

- D5** [2021-3156](#) COMMISSION DISTRICT(S): Commission District 04; Super District 07
Application of Builders Professional Group, LLC c/o Battle Law, PC to
rezone property from R-100 (Residential Medium Lot- 100) to R-75
(Residential Medium Lot - 75) to allow for the construction of a
single-family detached residential subdivision, at 5277 Rockbridge Road.

Attachments: [Z-21-1245221 Staff Report Jan. 2022 5277 Rbridge Rd](#)
[Z-21-1245221 Staff Report BOC Nov 2021](#)
[Z-21-1245221 Staff Report PC Nov. 2021](#)

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

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

- D6** [2021-3159](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability to amend Section
7.4.6 of the DeKalb County Zoning Ordinance to modify criteria to be
considered in evaluating and deciding an application for a Special Land Use
Permit (SLUP). This text amendment is County-wide.

Attachments: [TA-21-1244986 SLUP Criteria Text Amendment PC 1-6-22](#)
[TA 21 1244986 Staff Report 11 4 2021 _bw](#)
[N5 TA 21 1244986 SLUP Criteria Text Amendment 3.0](#)

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

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

- D7** [2021-3160](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability to amend Section 27-7.5.3 (A)(1) of the DeKalb County Zoning Ordinance to refine variance criteria for the Zoning Board of Appeals. This text amendment is County-wide..

Attachments: [TA-21-1245114 ZBOA Criteria Text Amendment PC 1-6-22](#)
[Dir. P&S ZBOA Criterial Text Amendment TA-21-1245114](#)
[2021-3160 Staff Report BOC Nov. 2021](#)

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

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