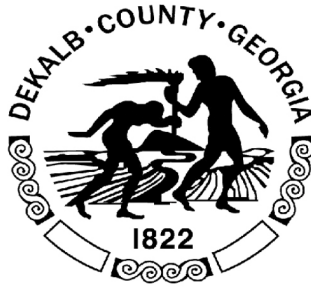


DeKalb County Government

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



Agenda

Tuesday, July 9, 2019

6:30 PM

Manuel J. Maloof Auditorium

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 H. Paul Womack Jr.

Call To Order**Roll Call****Defered Cases**

- D1** [2019-3557](#) COMMISSION DISTRICT(S): ALL
Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and Article 4.2.23 Drive-through facilities to allow a drive through facility, for a use other than a restaurant, to be allowed in the C-1 (Local Commercial) and C-2 (Commercial) districts located in Activity Centers.

Attachments: [TA drive through Use Table_FINAL \(002\)](#)

[5.3.19 Ordinance to Amend Ch. 27 Art. 4 Drive throughs_Redline \(LM edits..\)](#)

[\(5/7/19 Planning Commission: Adopted per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/16/19 PECS-Planning, Economic Development & Community Services Committee: recommended holding in committee\)](#)

[\(5/28/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

New Cases

- N1** [2019-3840](#) COMMISSION DISTRICT(S): 4 & 7
Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late-Night Establishment within the C-1 (Local Commercial) District, at 8002 Rockbridge Road.

Attachments: [N1 SLUP 19 1243160 Xandria Branch](#)

[RECOMMENDED CONDITIONS SLUP 19 1243160](#)

- N2** [2019-3841](#) COMMISSION DISTRICT(S): 3 & 6
Application of Hunter Carson to rezone property from R-75 (Residential Medium Lot -75) to R-60 (Residential Small Lot-60) to allow the property to be split into two lots, at 1357 Diamond Ave.

Attachments: [Staff Report](#)

- N3** [2019-3842](#) COMMISSION DISTRICT(S): 3 & 6
Application of Tracy Turner for a Special Land Use Permit for an in-home child day care facility for up to six children in an RSM (Small Lot Residential Mix) District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1., at 925 Oakwood Chase Cir.
- Attachments:** [Staff Report](#)
[Recommended Condition](#)
- N4** [2019-3843](#) COMMISSION DISTRICT(S): 3 & 6
Application of Strategic Development Partners to rezone from C-1 (Local Commercial District) to M (Light Industrial) to allow development of a 125,000 square foot industrial building, at 3112 Panthersville Road.
- Attachments:** [Staff Analysis](#)
[Staff Recommended Conditions](#)
- N5** [2019-3844](#) COMMISSION DISTRICT(S): 2 & 6
Application of Hole in One Ventures, LLC for a Special Land Use Permit (SLUP) to allow for a bank drive-through ATM within a Town Center Character Area in a C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1. Use Table and Article 4.2.23-Supplemental Regulations of the DeKalb County Code, at 2626 N. Decatur Rd.
- Attachments:** [N5 SLUP 19 1243278 Recommended Conditions](#)
[N5 SLUP 19 1243278 Staff Report](#)
- N6** [2019-3845](#) COMMISSION DISTRICT(S): 4 & 7
Application of R. Lawton Jordan Esq. to rezone property from RSM (Small Lot Residential Mix) District to C-1 (Local Commercial) District to allow local commercial uses on the site, at 7231 Rockbridge Rd.
- Attachments:** [Z 19 1243279 Recommended Conditions](#)
[N6 Z 19 1243279 Staff Report](#)
- N7** [2019-3846](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning & Sustainability to reduce the 650 square foot minimum requirement for multifamily housing units with Federal HUD 202 funding for senior affordable housing.
- Attachments:** [reduce unit size](#)
[Art 2 pdf reduce unit size](#)

Deferred Cases

- D2** [2019-3209](#) COMMISSION DISTRICT(S): 5 & 7
Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.

Attachments: [D2 Rose C. Evans LP 19 1235181](#)

(3/5/19 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/26/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(5/7/19 Planning Commission: Full cycle deferral per staff recommendation)

(5/28/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- D3** [2019-3210](#) COMMISSION DISTRICT(S): 5 & 7
Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to C-2 (Local Commercial) District to develop a contractor's office with truck parking, at 1422 & 1450 Rock Chapel Road.

Attachments: [D3 Z 19 1235180 Recommended Conditions](#)
[D3 Rose C Evans Z 19 1235180 Staff Report](#)

(3/5/19 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/26/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(5/7/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/28/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)