

DeKalb County Government

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



Agenda

Tuesday, March 3, 2020

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

Legal notice and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance.

The applications on this agenda have been presented to the Community Council.

The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are before us. Each case on the agenda will proceed accordingly:

Announcement of the case by staff.

10 Minutes of testimony will be allocated for the applicant and those in support of the application.

10 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.

If you wish to speak on an agenda item at this meeting, please fill out a speaker's card (even if you are the applicant) and present it to the Clerk at the time of your presentation.

Roll Call**Deferred Cases**

- D1** [2019-4711](#) COMMISSION DISTRICT(S): 3 &7
Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot - 60) for a 25-unit single-family residential development at a density of 5.07 units per acre, at 2061 & 2067 Windyhill Road.
- Attachments:** [Recommended conditions Z-20-1243617](#)
[Z 20 1243617 Staff Report March 2020](#)
[Z 20 1243617 Staff Report Jan 2020](#)
- (1/7/20 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
(1/28/20 Board of Commissioners - Zoning Meeting: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))
- D2** [2019-4716](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property, at 5636 Redan Road.
- Attachments:** [Recommended Conditions Z 20 1243622](#)
[Staff Report D2 Z 20 1243622](#)
- (1/7/20 Planning Commission: [defer to the Board of Commissioners with no recommendation to the Board of Commissioners - Zoning Meeting](#))
(1/28/20 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D3** [2019-4717](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ- 18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District, at 5636 Redan Road.
- Attachments:** [Recommended Conditions CZ 20 1243623](#)
[Staff Report D3 CZ 20 1243623](#)
- (1/7/20 Planning Commission: [defer to the Board of Commissioners with no recommendation to the Board of Commissioners - Zoning Meeting](#))
(1/28/20 Board of Commissioners - Zoning Meeting: [Full cycle deferral](#))
(1/28/20 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- D4** [2019-4734](#) COMMISSION DISTRICT(S): 3, 4, 5 and Super Districts 6 & 7
Application of the Director of Planning and Sustainability to amend Section 27-3.41. of the Kensington-Memorial Drive Overlay District to allow automotive rental and leasing as a permitted use subject to certain standards and to rename the overlay district. This applies to all properties within the Kensington Memorial Drive Overlay District.

Attachments: [D4 TA-20-1243702 Auto rental-leasing HHOD](#)
[Kensington Memorial Comm meeting](#)

(1/7/20 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(1/28/20 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

New Cases

- N1** [2020-0082](#) COMMISSION DISTRICT(S): 2 & 6
Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.

Attachments: [Recommended Conditions SLUP 20 1243735](#)
[Staff Report N1 SLUP 20 1243735](#)

- N2** [2020-0083](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sudhir Tejpaul to rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use-4) to HR-1 (High-Density Residential-1) for a multifamily residential building, at 1221 & 4220 S. Indian Creek Place.

Attachments: [Recommended Conditions](#)
[Staff Report](#)

- N3** [2020-0084](#) COMMISSION DISTRICT(S): 4 & 6
Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units, at 1705 Panola Road.

Attachments: [Recommended Conditions Z 20 1243750](#)
[N3 Staff Report Z 20 1243750](#)

- N4** [2020-0085](#) COMMISSION DISTRICT(S): 4 & 6
Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district, at 4038 Rockbridge Road.

Attachments: [Recommended Conditions CZ-20-1243753 March PC staff report](#)

- N5** [2020-0086](#) COMMISSION DISTRICT(S): 3 & 6
Application of Eden Rock Moreland, LLC for a Special Land Use Permit (SLUP) for a proposed drive-through restaurant in a C-2 (General Commercial) District, at 1250 Moreland Avenue.

Attachments: [N5 Eden Rock Moreland SLUP 20 1243754 Recommended Conditions SLUP 20 1243754](#)

- N6** [2020-0087](#) COMMISSION DISTRICT(S): 4 & 6
Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community, at 879 & 894 Porter Road.

Attachments: [N6 20 1243755 Core Development Recommended Conditions Z-20-1243755](#)