

DeKalb County Government

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



Summary

Thursday, November 19, 2020

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 Nancy Jester, District 1

Commissioner Jeff Rader, District 2

Commissioner Larry Johnson, District 3

Commissioner Steve Bradshaw, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Kathie Gannon, Super District 6

Commissioner Lorraine Cochran-Johnson, Super District 7

Staff Present: Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, November 19, 2020 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.

Deferred Cases

D1 [2020-0834](#)

COMMISSION DISTRICT(S): 2 & 6

Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

Deferred, until December 15, 2020 for Decision Only

D2 [2020-0835](#)

COMMISSION DISTRICT(S): 2 & 6

Application of Stein Investment Co., LLC c/o Dennis J Webb to request a rezoning of properties from C-1 (Local Commercial) and C-2 (General Commercial) to HR-3 (High Density Residential-3) district to allow for the construction of a mixed use development consisting of approximately 10,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

Deferred, until December 15, 2020 for Public Hearing

New Cases

N1 [2020-1163](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Halim Najib for a Special Land Use Permit (SLUP) to operate a Child Caring Institution for teenage mothers in an MR-1 (Medium Density Residential-1) District, at 5797 Marbut Road.

Deferred for a Full Cycle, until January 28, 2021

N2 [2020-1166](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults, at 1880 Singer Way.

Approved

N3 [2020-1167](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Kaplan Residential to rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development, at 1014 Elder Lane.

Approved with staff's conditions, contingent upon the variance

N4 [2020-1169](#)

COMMISSION DISTRICT(S): 4 & 6

Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow an alcohol outlet within a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.8 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.

Deferred for a Full Cycle, until January 28, 2021

N5 [2020-1170](#)

COMMISSION DISTRICT(S): 4 & 6

Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps for a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.28 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.

Deferred for a Full Cycle, until January 28, 2021

N6 [2020-1171](#)

COMMISSION DISTRICT(S): 4 & 6

Application of Lennar Corporation c/o Battle Law P.C. to rezone properties from R-85 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to construct up to 63 urban single-family homes at a density of 5.2 units per acre, at 4549 Erskine Road and 1247 Oakmont Drive.

Deferred for a Full Cycle, until January 28, 2021

N7 [2020-1172](#)

COMMISSION DISTRICT(S): 1 & 7

Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home, at 1896 Ludovie Lane.

Approved with staff's conditions

- N8** [2020-1174](#) **COMMISSION DISTRICT(S): 5 & 7**
Application of Shy Temple CME Church, Inc. for a Special Land Use Permit in the R-85 (Residential Medium Lot-85) District to expand a place of worship approved pursuant to SLUP-19-1243513 by constructing the new sanctuary on expanded property, at 2030 Wesley Chapel Road.
Approved with staff's conditions
- N9** [2020-1175](#) **COMMISSION DISTRICT(S): 3 & 6**
Application of the Director of Planning and Sustainability to amend Section 27-3.39.3 (Permitted Uses and Structures), Section 27-9.1.3 (Definitions), and create Section 27-3.39.8 (Supplemental Regulations) of the Bouldercrest-Cedar Grove-Moreland Overlay District.
Deferred for two Full Cycles, until March 25, 2021
- N10** [2020-1183](#) **COMMISSION DISTRICT(S): All Districts**
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2.11.2. Dimensional Requirements, in all districts of DeKalb County.
Deferred to the next meeting and assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on December 8, 2020 for Decision Only
- N11** [2020-1184](#) **COMMISSION DISTRICT(S): All Districts**
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.
Deferred for a Full Cycle an assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on January 28, 2021
- N12** [2020-1188](#) **COMMISSION DISTRICT(S): All Districts**
Application of the Director of Planning & Sustainability for a text amendment to adopt the 2021 Zoning Calendar and Resolution, in all districts of DeKalb County.
Deferred and assigned to the Planning, Economic Development & Community Services Committee (PECS), and return to the Board on December 15, 2020 for Public Hearing

N13 [2020-1325](#)

COMMISSION DISTRICT(S): 2 & 6

Application of Stein Investment Co., LLC to consider approving a resolution to adopt the Briarcliff Road-Clairmont Road Small Area Plan and to amend the DeKalb County Comprehensive Plan to include the aforementioned plan, as a part of the Supplemental Plans, Chapter 7.

Deferred to the next meeting, until December 8, 2020 for Public Hearing

POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY IN COUNTY SERVICES.

DeKalb County Government does not discriminate against qualified individuals with disabilities or exclude them from participating in or receiving benefits of its services, programs, or activities, based on disability. Janet Essix, DeKalb County Government's Employee Relations Manager and ADA Coordinator, is designated to coordinate the County's compliance with Part 35 of the Department of Justice regulations regarding the Americans with Disabilities Act. Janet Essix may be contacted at 1300 Commerce Drive, 1st Floor, Decatur, GA 30030, 404.371.2309, to request information about access for persons with disabilities to County services, programs and activities, or to discuss a grievance regarding an impediment to such access. Ten days' notice is requested for special accommodations.