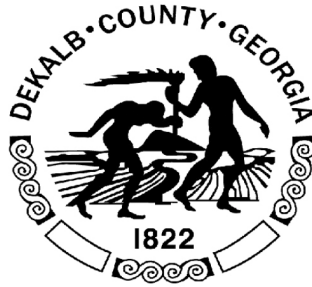


DeKalb County Government

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



Agenda

Tuesday, July 23, 2019

6:30 PM

Manuel J. Maloof Auditorium

Board of Commissioners - Zoning Meeting

Commissioner Jeff Rader, Presiding Officer, District 2
Commissioner Steve Bradshaw, Deputy Presiding Officer, District 4

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

Roll Call

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, please complete a speaker card and present it when approaching the podium. If you have any documents for the Commissioners, please 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. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker's position.

Deferred 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 \(002\)](#)
[TA Drive throughs Ordinance](#)

(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)

(7/9/19 Planning Commission: Adopted per staff recommendation 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](#)

[\(7/9/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(7/9/19 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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 Conditions](#)

[\(7/9/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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 Report Z 19 1243269](#)
[Recommended Conditions Z 19 1243269](#)

[\(7/9/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)
[Staff Report N5 SLUP 19 1243278](#)

[\(7/9/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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: [Staff Report N6 Z 19 1243279](#)
[Recommended Conditions Z 19 1243279](#)

[\(7/9/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- 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: [Supportive Housing](#)
[Hud 202 TA 19 1243310](#)

[\(7/9/19 Planning Commission: Adopted per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

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)

(7/9/19 Planning Commission: No recommendation 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: [Recommended Conditions D3 Z 19 1235180](#)
[Staff Report D3 Z 19 1235180](#)

(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)

(7/9/19 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting)