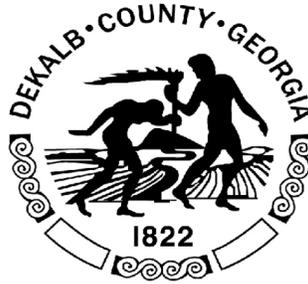


DeKalb County Government

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



Agenda

Tuesday, November 5, 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** [2019-4069](#) COMMISSION DISTRICT(S): 2 & 6
Application of Elegant Homes, LLC to rezone property from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development, at 1051, 1047 & 1043 Briarcliff Road.
- Attachments:** [Z 19 1243376 9-27-19 BOC Staff report](#)
[Z 19 1243376 staff report 11-5-19 PC](#)
- (9/10/19 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (9/24/19 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D2** [2019-4070](#) COMMISSION DISTRICT(S): 1 & 7
Application of Mumtaz Alli c/o Hilliard Starkey Law for a Special Land Use Permit for an alcohol outlet (alcohol sales in a convenience store) in a C-1 (Local Commercial) District, at 3645 Chamblee Tucker Road.
- Attachments:** [SLUP 19 1243377 Staff Report 11-5-19 PC](#)
[9-24-19 BOC SLUP 19 1243377 Staff analysis](#)
- (9/10/19 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
- (9/24/19 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D3** [2019-4074](#) COMMISSION DISTRICT(S): 3 & 7
Application of Georgia General Snapfinger Dev c/o Battle Law to amend the 2035 Future Land Use Plan Map from SUB (Suburban) to TC (Town Center), at 2658 Kelley Chapel Road.
- Attachments:** [D3 GA General Snapfinger Dvlpmnt LP 19 1243384](#)
- (9/10/19 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (9/24/19 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- D4** [2019-4075](#) COMMISSION DISTRICT(S): 3 & 7
Application of Georgia General Snapfinger Dev c/o Battle Law to rezone property from R-100 (Residential Medium Lot-100) to MR-1 (Medium Density Residential-1) for a mixed residential development, at Kelley Chapel Road and Snapfinger Road.

Attachments: [Z 19 1243385 Staff Report Sept. 2019](#)
[Recommended Conditions](#)
[Z 19 1243385 Staff report 11-5-19](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D5** [2019-4076](#) COMMISSION DISTRICT(S): 3 & 6
Application of Otto Tract No. 10, LLC c/o Battle Law to Amend The 2035 Future Land Use Plan Map from Neighborhood Center (NC) to Light Industrial (LIND), at 3101 Clifton Springs Road.

Attachments: [D5 Otto Tract No.10 LLC LP 19 1243387](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D6** [2019-4077](#) COMMISSION DISTRICT(S): 3 & 6
Application of Otto Tract No 10 c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to M (Light-Industrial) District to develop a distribution warehouse within Tier 2 of the I- 20 Overlay District, at 3101 Clifton Springs Road.

Attachments: [D6 Staff Report Z 19 1243386](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D7** [2019-4078](#) COMMISSION DISTRICT(S): 3 & 6
Application of Otto Tract No. 10 LLC c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to MR-1 (Medium Density Residential-1) District within Tier 2 of the 1-20 Overlay District, at 3101 Clifton Springs Road.

Attachments: [D7 Staff Report Z 19 1243388](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D8** [2019-4122](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 5.4.7, Fences, walls, landscape buffers and Article 9.1.3.

Attachments: [TA 19 1243416](#)

[\(9/10/19 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the PECS-Planning, Economic Development & Community Services Committee\)](#)

- D9** [2019-4123](#) 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 to correct scrivener's errors.

Attachments: [D9 Dir. P&S Scrivener's errors TA 19 1243417](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the PECS-Planning, Economic Development & Community Services Committee\)](#)

- D10** [2019-4124](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance to add Film/Movie/Television Production Studios to the Use Table 4.1.

Attachments: [D10 Dir. P&S Film-Movie Production TA 19 1243418](#)

(9/10/19 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(9/24/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the PECS-Planning, Economic Development & Community Services Committee)

New Cases

- N1 [2019-4355](#) COMMISSION DISTRICT(S): 3 & 6
Application of Epic XXXVII, LLC c/o Battle Law, PC to rezone property from R-75 (Residential Medium Lot) to RSM (Residential Small Lot Mix) to allow development of 49 single-family detached homes at a density of 3.29 units per acre, at 2354 & 2378 Whites Mill Road; and 2570 Kelly Lake Road.

Attachments: [Z 19 1243517 Staff Report](#)
[Z 19 1243517 Conditions](#)