

# DeKalb County Government

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



## Agenda

Tuesday, July 7, 2020

5:30 PM

Via Zoom

## 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

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, July 7, 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 (<https://video.ibm.com/channel/dctv-channel-23>), or join the meeting using the Zoom link (<https://dekalbcountyga.zoom.us/j/94883110323>), or by telephone (602-333-0032 or 888-270-9936, 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 [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

## Roll Call

### Deferred Cases

- D1**     [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 BOC 5-28-20](#)  
[N2 Sudhir Tejpaul Z 20 1243741 5-28-2020 BOC Staff report](#)  
[Z 20 1243741 Recommended Conditions July 2020](#)  
[Z 20 1243741 Staff Report July 2020](#)

[\(3/3/20 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

**New Cases**

- N1**     [2020-0598](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Kelli Wilson c/o Julie Sellers to rezone properties from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-100 (Residential Medium Lot) zoning to allow a contractor and construction business.

**Attachments:** [Z 20 1243838 staff report](#)

- N2**     [2020-0599](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of DL Properties c/o G Douglas Dillard to rezone property from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-75 (Residential Medium Lot) zoning to allow for a contractor office, at 4388 E. Conley Road.

**Attachments:** [Z 20 1243839 staff report](#)

- N3**     [2020-0600](#)     COMMISSION DISTRICT(S): 1 & 7  
Application of BE3 Holdings LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11), at 4575 Chamblee Tucker Road.

**Attachments:** [CZ 20 1243935 Recommended Conditions](#)  
[CZ 20 1243835 Staff Report](#)

- N4**     [2020-0601](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 164-lot single family detached subdivision at a density of 3.59 units per acre, at 1467, 1503 & 1513 Stephenson Road.

**Attachments:** [Recommended Conditions Z 20 1243841](#)  
[Staff Report N4 Z 20 1243841 Stephenson Road](#)

- N5     [2020-0602](#)     COMMISSION DISTRICT(S): 4 & 7  
Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 107 single-family detached residences and 64 single-family attached residences at a density of 4.18 units per acre, at Alford Road & Stephenson Road.
- Attachments:** [Recommended Conditions Z 20 1243958](#)  
[Staff Report N5 Z 20 1243958 Alford Road](#)
- N6     [2020-0603](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of CSC Properties LLC to rezone from C-1 (Local Commercial Conditional) District to C-1 (Local Commercial) District to delete all existing conditions pursuant to CZ-13-18509, SLUP-13-18511, and SLUP-13-18512 to develop a multi-tenant commercial development within Tier 1 of the I-20 Overlay District.
- Attachments:** [Staff Report N6 Z 20 1243955 Wesley Chapel Road](#)  
[Recommended Conditions Z 20 1243955](#)
- N7     [2020-0604](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of CSC Properties, LLC to request a Special Land Use Permit (SLUP) within Tier 1 of the I-20 Overlay District to allow up to three drive-throughs for a multi-tenant site on property zoned C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.23 Supplemental Regulations of the DeKalb County Code at 2450, 2452, 2470 Wesley Chapel Road & 4292 New Snapfinger Woods Drive.
- Attachments:** [Recommended Conditions SLUP 20 1243956](#)  
[Staff Report N7 SLUP 20 1243956 Wesley Chapel Road](#)
- N8     [2020-0605](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Harold McGlothin for a Special Land Use Permit (SLUP) to allow a Minor Truck Repair establishment within Tier 2 of the Bouldercrest Overlay District and the underlying Light Industrial (M) District in accordance with Section 27-4.2.14.C (Minor Auto Repair Supplemental Regulations) and Section 27-3.39.3 (Permitted Uses) of the Bouldercrest Overlay District, at 3468 Moreland Avenue.
- Attachments:** [SLUP 20 1243957 Recommended Conditions](#)  
[SLUP 20 1243957 Staff report](#)

- N9**     [2020-0606](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Venture Communities LLC c/o Dunlavy Law Group, LLC to request a major modification of zoning conditions pursuant to Z-07-13334 and CZ-04-111 to allow 38 townhomes within the MU-4 (Mixed Use High Density) District and Tier 2 of the I-20 Overlay District at 2620 Shell Bark Road and 2641 Acuity Way.
- Attachments:** [CZ 20 1243960 Recommended Conditions](#)  
[CZ 20 1243960 Staff Report](#)
- N10**     [2020-0607](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Stark Haus to rezone property from R-75 (Single-Family Residential-75) to MR-2 (Medium Density Residential-2) to allow four single-family attached townhomes, at 2017 Memorial Drive.
- Attachments:** [Z 20 1243968 Recommended Conditions \(003\)](#)  
[Z 20 1243968 Staff Report](#)
- N11**     [2020-0608](#)     COMMISSION DISTRICT(S): 4 & 7  
Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop 26 townhome units at a density of 4 units per acre, at 1347 Bermuda Road.
- Attachments:** [Z 20 1243972 Staff report](#)
- N12**     [2020-0609](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes at 2043 Columbia Drive.
- Attachments:** [Z 20 1243977 Recommended Conditions](#)  
[Z 20 1243977 Staff Report](#)
- N13**     [2020-0610](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability for a text amendment to revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-4 (Mixed Use- 4) and MU-5 (Mixed Use-5) Districts and Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County, to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 Districts, and for other purposes.
- Attachments:** [Vet Clinic Ordinance TA-20-1244029 Staff Report](#)

- N14**    [2020-0611](#)    COMMISSION DISTRICT(S): 5 & 7  
Application of Michelle Battle for review and approval of a public art piece to be installed at the entrance of the subdivision on 2387 Wellborn Road as a condition of zoning, in accordance with Section 27-2.12.7(A)(3) of the DeKalb County Code.

**Attachments:**    [N14 Wellborn Crossing Public Art staff report](#)