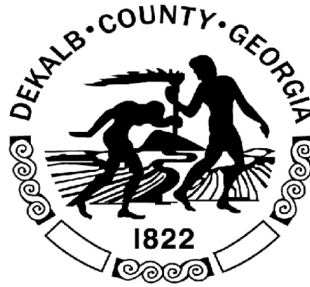


DeKalb County Government

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



Agenda

Thursday, May 27, 2021

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 Robert Patrick, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Ted Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, May 27, 2021 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

Call To Order

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, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall 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. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Roll Call

Deferred Cases

- D1** [2020-1546](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, Section 9.1.3 (Definitions), Section 4.1.3 (Land Use Table), and Section 4.2 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to automobile land uses. This text amendment is County-wide.

Attachments: [TA-21-1244414 2020-1546 Auto Brokers May 2021 BOC](#)
[TA 21 1244414 Jan 2021 Staff Report](#)

[\(1/7/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(1/28/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/6/21 Planning Commission: denied to the Board of Commissioners - Zoning Meeting\)](#)

- D2** [2021-2108](#) COMMISSION DISTRICT(S): All Districts
Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.

Attachments: [TA-21-1244539 Staff Report May 2021](#)
[TA-21-1244539 Staff Report March 2021](#)
[Resolution_5YR_Update_Comp Plan](#)

(3/2/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- D3** [2021-2109](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Neighborhood Center (NC) to allow the construction of single-family attached townhomes, at 3581 Rockbridge Road.

Attachments: [LP-21-1243933 Staff Report May 2021](#)
[LP-21-1243933 March 2021](#)

(3/2/21 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- D4** [2021-2110](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes, at 3581 Rockbridge Road.

Attachments: [Z-21-1243934 Staff Report May 2021](#)
[Z-21-1243934 Staff Report March 2021 BOC](#)

(3/2/21 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

D5 [2021-2117](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Aisha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.

Attachments: [LP-21-1244541 May 2021 Staff Report](#)

[LP-21-1244541 Staff Report March 2021](#)

(3/2/21 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

D6 [2021-2118](#)

COMMISSION DISTRICT(S): 5 & 7

Application of Aisha Thomas to rezone property from M (Light Industrial) District to MR-1 (Medium Density Residential-1) District to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.

Attachments: [Z 21 1244542 Staff Report May 2021](#)

[Z-21-1244542 Staff Report March 2021](#)

(3/2/21 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D7** [2021-2119](#) COMMISSION DISTRICT(S): 4 & 7
Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, gymnasium, educational garden, grounds keeper quarters, and religious education facilities, at 5942 Rockbridge Road.

Attachments: [SLUP 21 1244249 Staff Report May 2021](#)
[SLUP-21-1244249 Staff Report March 2021](#)

[\(3/4/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/6/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- D8** [2021-2120](#) COMMISSION DISTRICT(S): 4 & 6
Application of Inline Communities LLC c/o Battle Law to rezone properties from R-75 (Residential-Medium Lot-75) and MR-2 (Medium Density Residential-2) District to RSM (Small Lot Residential Mix) District to construct townhomes and single-family detached residences, at 671 Northern Avenue.

Attachments: [Z 21 1244531 Recommended Conditions](#)
[Z 21 1244531 May 2021 BOC Staff Report](#)
[Z-21-1244531 Staff Report March 2021](#)

[\(3/4/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/6/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- D9** [2021-2125](#) COMMISSION DISTRICT(S): 2 & 6
Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District, at 1923 Clairmont Road.

Attachments: [SLUP-21-1244574 Recommended Conditions](#)

[SLUP-21-1244574 May BOC Staff Report rev. 5-17-2021](#)

[SLUP 21 1244574 Staff Report May 2021](#)

[SLUP 21 1244574 Staff Report March 2021 BOC](#)

(3/4/21 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

- D10** [2021-2126](#) COMMISSION DISTRICT(S): 5 & 7
Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District, at 4552 Dorset Circle.

Attachments: [SLUP-21-1244575 Recommended Conditions](#)

[SLUP 21 1244575 Staff Report May 2021](#)

[SLUP-21-1244575 Staff Report March 2021](#)

(3/4/21 Planning Commission: deferred to the Board of Commissioners - Zoning Meeting)

(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/6/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

New Cases

- N1 [2021-2424](#) COMMISSION DISTRICT(S): 4 & 6
Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes, at 2382 Lawrenceville Highway.

Attachments: [Z-21-1244664 Recommended Conditions](#)
[Z-21-1244664 Staff Report May 2021](#)

[\(5/4/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N2 [2021-2425](#) COMMISSION DISTRICT(S): 5 & 7
Application of Raw Properties, Inc. c/o Michelle Battle for a Major Modification to zoning conditions pursuant to CZ-18-22045 to add a condition to allow a restaurant on-site in the C-1 (Local Commercial) District, at 3138 Snapfinger Road.

Attachments: [Recommended Conditions](#)
[CZ-21-1244668 Staff Report May 2021](#)
[2018 Approved Site Plan](#)
[Raw Properties Recommended Conditions](#)

[\(5/4/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N3 [2021-2426](#) COMMISSION DISTRICT(S): 4 & 6
Application of Amanda Woodruff to rezone property from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes, at 3720 Jamieson Place.

Attachments: [Z-21-1244669 Staff Report May 2021](#)

[\(5/4/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- N4 [2021-2427](#) COMMISSION DISTRICT(S): 3 & 6
Application of Erica Stewart to request a Special Land Use Permit (SLUP) to allow a child day care facility for up to six children within an existing single-family home within the RSM (Small Lot Residential Mix) District, at 2902 Cedar Trace Drive.

Attachments: [SLUP-21-1244670 Recommended Conditions](#)
[SLUP 21 124670 Staff Report May 2021 BOC](#)

(5/4/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- N5 [2021-2428](#) COMMISSION DISTRICT(S): 3 & 7
Application of DR Horton Inc, c/o Battle Law, P.C. to rezone properties from O-I (Office-Institutional) District to MR-1 (Medium Density Residential-1) District to construct 120 single-family attached townhomes, at 4743 Flat Shoals Parkway.

Attachments: [Z-21-1244671 Recommended Conditions](#)
[Z-21-1244671 Staff Report BOC rev. 5-17-2021](#)
[Z-21-1244671 Staff Report May 2021](#)

(5/4/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N6 [2021-2429](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sarah Powell for a Major Modification to zoning conditions pursuant to CZ-96024 to allow a Place of Worship on property within the O-I (Office-Institutional) District, at 1630 S. Indian Creek Drive.

Attachments: [CZ-21-1244672 Recommended Conditions](#)
[CZ 21 1244672 Staff Report rev. 5/10/21 for BOC](#)
[CZ 21 1244672 Staff Report May PC 2021](#)

(5/4/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N7 [2021-2458](#) COMMISSION DISTRICT(S): 3 & 6
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to Section 3.33 (I-20 Corridor Compatible Use Overlay District), Section 9.1.3 (Definitions), and to create Section 4.2.59 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to Neighborhood Fulfillment Center. This amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.

(5/4/21 Planning Commission: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)