

# DeKalb County Government

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



## Agenda

Tuesday, January 4, 2022

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 Lauren Blaszyk.

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, January 4, 2022 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android:

<https://dekalbcountyga.zoom.us/j/94261560575> Or Telephone: Dial: USA 8882709936 (US Toll Free)  
Conference code: 934462

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)

## **Call To Order**

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Thursday January 27, 2022 @ 5:30 p.m., via Zoom.

## **Roll Call**

**New Cases**

- N1**     [2021-3515](#)     COMMISSION DISTRICT(S): District 05 Super District 07  
Application of Luxury Living Experience PCH for a Special Land Use Permit (SLUP) for a personal care home for four to six persons in the RSM (Small Lot Residential Mix) Zoning District, at 2038 Mallard Way.
- Attachments:** [SLUP-22-1245307 Recommended Conditions 2038 Mallard Way](#)  
[SLUP-22-1245307 Staff Report Jan. 2022 2038 Mallard Way](#)
- N2**     [2021-3516](#)     COMMISSION DISTRICT(S): District 03 Super District 06  
Application of Rockhaven Homes LLC c/o Battle Law, P.C. to rezone from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow the construction of single-family detached homes, at 2717 Whitfield Road.
- Attachments:** [Z-22-1245310 Staff Report Jan. 2022 2717 Whitfield Rd.](#)
- N3**     [2021-3517](#)     COMMISSION DISTRICT(S): District 04 Super District 07  
Application of Salahadin Kazili for a Special Land Use Permit (SLUP) for an alcohol outlet within an existing shopping center in the C-2 (General Commercial) Zoning District, at 971 N. Hairston Road.
- Attachments:** [SLUP-22-1245311 Recommended Conditions 971 N Hairston Road](#)  
[SLUP-22-1245311 Staff Report Jan. 2022 971 N Hairston Rd](#)
- N4**     [2021-3518](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07  
Application of Harold Buckley, Jr. for Caliber Car Wash for a Major Modification of Conditions approved, pursuant to CZ-14- 19143, to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive..
- Attachments:** [CZ-22-1245320 Staff Report Jan. 2022 3644 Memorial Dr.](#)
- N5**     [2021-3519](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 06 & 07  
Application of Harold Buckley, Jr. for Caliber Car Wash for a Special Land Use Permit (SLUP) to allow a drive-through car wash in a C-1 (Local Commercial) District, at 3644 Memorial Drive.
- Attachments:** [SLUP-22-1245321 Staff Report Jan. 2022 3644 Memorial Dr.](#)

- N6**     [2021-3520](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Magnolia Gardens PCH, dba Magnolia Cove, for a Special Land Use Permit (SLUP) for a personal care home of up to four persons in the R-100 (Residential Medium Lot-100) Zoning District, at 3956 Ambrose Ridge Court.

**Attachments:** [SLUP-22-1245322 Recommended Conditions 3956 Ambrose Ridge Ct](#)  
[SLUP-22-1245322 Staff Report Jan. 2022 3956 Ambrose Ridge Ct.](#)

- N7**     [2021-3521](#)     COMMISSION DISTRICT(S): Commission District 03 Super Districts 06 and 07 Application of DeAndre Mathis for a Special Land Use Permit (SLUP) for a proposed boutique wine shop within the C-1 (Local Commercial) Zoning District and the I-20 Overlay District, at 1691 Candler Road.

**Attachments:** [SLUP-22-1245323 Staff Report Jan. 2022 1691 Candler Rd](#)

- N8**     [2021-3522](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot-100) to RSM (Small Lot Residential Mix) Zoning District to allow for the construction of single family detached residences, at 4994 Rockbridge Road.

**Attachments:** [Z-22-1245331 Staff Report Jan. 2022 4994 Rockbidge Rd.](#)

- N9**     [2021-3523](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Dorlette Franklin for a Special Land Use Permit (SLUP) for a proposed child daycare (up to six) in a R-100 (Residential Medium Lot-100) Zoning District, at 3640 Platina Park Court.

**Attachments:** [SLUP-22-1245330 Recommended Conditions 3640 Platina Park Ct](#)  
[SLUP-22-1245330 Staff Report Jan. 2022 3640 Platina Park Ct.](#)