

DeKalb County Government

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



Agenda

Thursday, November 7, 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

New Cases

- N2** [2019-4346](#) COMMISSION DISTRICT(S): 3 & 6
Application of Cynthia Evans for a Special Land Use Permit (SLUP) to allow for a child day care facility for up to six children in a R-75 (Residential Medium Lot) District, at 1415 Foxhall Lane

Attachments: [N2 Recommended Conditions SLUP 19 1243468](#)
[N2 Staff Report SLUP 19 1243468](#)

- N3** [2019-4347](#) COMMISSION DISTRICT(S): 2 & 6
Application of Brookhaven Consultations & Training, LLC for a Special Land Use Permit (SLUP) to allow a home occupation with customer contact in an R-85 (Residential Medium Lot) District, at 1346 Sheffield Drive.

Attachments: [SLUP 19 1243486 Staff Report](#)
[SLUP 19 1243486 Conditons](#)

- N4** [2019-4348](#) COMMISSION DISTRICT(S): 3 & 7
Application of Dionne Newell to request a Special Land Use Permit (SLUP) to allow a Special Events Facility/Late Night Establishment (Pisces Banquet Hall) in Suite 4 & 5 of a multi-tenant commercial building in the C-1 (Local Commercial) District, at 4467 Glenwood Road.

Attachments: [N4 SLUP 19 1243490 Dionne Newell](#)
[SLUP 19 1243490 Conditions](#)

- N5** [2019-4349](#) COMMISSION DISTRICT(S): 5 & 7
Application of Ken Wood to rezone properties from C-1 (Local Commercial) District to RSM (Small Lot Residential Mix) District to develop seventy-two single family attached townhomes at a proposed density of 7.97 units per acre, at 6540 & 6556 Covington Highway; 2314 & 2338 Wellborn Road.

Attachments: [N5 Ken Wood Z 19 1243508](#)
[Recommended Conditions Z 19 1243508](#)

- N6** [2019-4350](#) COMMISSION DISTRICT(S): 5 & 7
Application of Michael Tchouaffe to request a Special Land Use Permit (SLUP) to allow a Special Events Facility/Late Night Establishment (Palmetto Event Center) within an existing 5,200 square foot building in a C-1 (Local Commercial) District, at 4407 Covington Highway.
- Attachments:** [N6 SLUP 19 1243471 Michael Tchouaffe first draft](#)
[SLUP 19 1243471 Conditions](#)
- N7** [2019-4351](#) COMMISSION DISTRICT(S): 5 & 7
Application of Shy Temple Christian Methodist Episcopal Church for a Special Land Use Permit (SLUP) to demolish an existing sanctuary building and construct a new 10,000 square foot sanctuary building in a R-85 (Residential Medium Lot) District, at 2030 Wesley Chapel Road..
- Attachments:** [SLUP 19 1243513 Staff Report](#)
[Recommended Conditions](#)
- N8** [2019-4352](#) COMMISSION DISTRICT(S): 5 & 7
Application of Guyana Association of Georgia c/o Mr. Carl Lashley to rezone properties from R-100 (Residential Medium Lot) and RSM (Small Lot Residential Mix) Districts to O-I (Office Institutional) District to allow the development of a cultural facility up to 16,000 square feet, at 1970 & 1978 Panola Road.
- Attachments:** [Recommended Conditions Z 19 1243514](#)
[N8 Staff Report Z 19 1243514](#)
- N9** [2019-4353](#) COMMISSION DISTRICT(S): 5 & 7
Application of Guyana Association of Georgia c/o Mr. Carl Lashley for a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office Institutional) District, at 1970 & 1978 Panola Road.
- Attachments:** [N9 Recommended Conditions SLUP 19 1243515](#)
[N9 Staff Report SLUP 19 1243515](#)

- N10** [2019-4356](#) COMMISSION DISTRICT(S): 3 & 7
Application of Phoenix City Holdings, LLC c/o Battle Law P.C. to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to develop sixty-one single family attached townhomes at a proposed density of 5.94 units per acre, at 3792 Harvest Drive.
- Attachments:** [N10 Phoenix City Holdings Z 19 1243522](#)
 [Recommended Conditions Z 19 1243522](#)
- N11** [2019-4357](#) COMMISSION DISTRICT(S): 5 & 7
Application of Johnny Garcia to rezone property from O-I (Office Institutional) District to C-1 (Local Commercial) District to install an electronic sign, at 4982 Covington Highway.
- Attachments:** [N11 Johnny Garcia Z-19-1243524](#)
 [Recommended Conditions Z-19-1243524](#)
- N12** [2019-4397](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability for a text amendment to amend Table 5.2 to clarify buffer width requirements when adjacent to “R” districts whether adjoining use is single family attached or detached.
- Attachments:** [N12 Dir. P&S Buffer width req. TA 19 1243554](#)
- N13** [2019-4398](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability for a text amendment to Article 5.7.5 H: Driveways and Article 5.7.5 N Garages.
- Attachments:** [N13 Dir. P&S Driveway width-front entry garages TA-19-1243555](#)
- N14** [2019-4358](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning & Sustainability for a Text Amendment to adopt the 2020 Rezone Calendar & Resolution.
- Attachments:** [N14 2020 Rezone calendar and resolution](#)