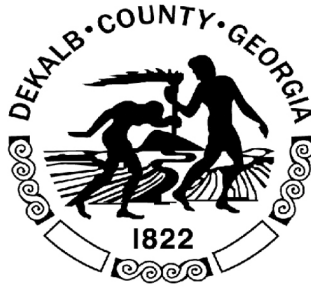


DeKalb County Government

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



Agenda

Thursday, July 11, 2024

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Co-Vice Chair Jon West
Co-Vice Chair LaSonya Osler
Member Deanna Murphy (Dist. 1)
Member Sarah Zou (Dist. 2)
Member Vivian Moore (Dist. 3)
Member LaSonya Osler (Dist. 4)
Member Jan Costello (Dist. 5)
Member Jana Johnson (Dist. 6)
Member Edward Patton (Dist. 7)

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, July 11, 2024 at 6:00 p.m. This meeting will be conducted via teleconference (Zoom).

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

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86330344636> or telephone dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

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 Planning Commission will provide ten (10) minutes of time for citizens to speak in favor of an agenda item, and ten (10) minutes for citizens to speak in opposition. Public comments will be limited to two (2) minutes for applications requesting a withdrawal. Citizens attending the meeting via the Zoom link will be able to 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 are no comment cards, so when called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials to plansustain@dekalbcountyga.gov

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. Ten (10) minutes of testimony will be allocated for the applicant and those in support of the application. Ten (10) minutes of testimony will be allocated for the opponents. Speaking time will be limited to two (2) minutes for any application seeking a withdrawal. Public testimony will then close 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. Citizens are not allowed to interrupt or speak out unless called upon by members of the Planning Commission.

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 of: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on Thursday, July 25, 2024 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Manuel Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030, and via the County website.

Roll Call

Deferred Cases

- D1** [2023-1466](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

Attachments: [TA-24-1246761 Film Studio Requirements July 2024 Staff Report](#)
[TA-24-1246761 Film Studios Jan 2024 Staff Report](#)

(1/9/24 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(1/25/24 Board of Commissioners - Zoning Meeting: deferred 60 days to the Board of Commissioners)

(2/14/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(2/27/24 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(3/12/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(3/26/24 Board of Commissioners: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

- D2** [2024-0105](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07
Application of Battle Law, P.C., LLC to amend character area from SUB (Suburban) character area to CRC (Commercial Redevelopment Corridor) character area to allow for rental townhomes in the R-75 (Residential Medium Lot-75) zoning district, at 3744 Redan Road.

Attachments: [LP-24-1246832 July 2024 Staff Report 3744 Redan Road](#)
[LP-24-1246832 March 2024 Staff Report 3744 Redan Road](#)

(3/5/24 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D3 [2024-0106](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of Battle Law P.C., LLC. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to develop rental townhomes in the R-75 (Residential Medium Lot-75) zoning district, at 3744 Redan Road.

Attachments: [Z-24-1246799 July 2024 Staff Report 3744 Redan Road](#)
[Z-24-1246799 Battle Law March 2024 Staff Report](#)

(3/5/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D4 [2024-0108](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER DISTRICT 07

Application of John Koryan for a Special Land Use Permit (SLUP) to allow an event center in the C-1 (Local Commercial) zoning district, at 6009 Memorial Drive, Ste. 10.

Attachments: [SLUP-24-1246803 July 2024 Staff Report 6009 Memorial Dr Ste 10](#)
[SLUP 24-1246803 March 2024 Staff Report 6009 Memorial Drive v2](#)

(3/5/24 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D5 [2024-0367](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of MBA Productions, LLC c/o Giacomma, Roberts, & Daughdrill, LLC for a Major Modification of zoning conditions pursuant to CZ-00069 to allow music recording and photography studios in the O-I (Office-Institutional) zoning district, at 6020, 6038, and 6048 Paul Road.

Attachments: [CZ-24-1246919 July 2024 Recommended Conditions](#)
[CZ-24-1246919 July 2024 Staff Report 6020.6038.6048 Paul Road](#)
[CZ-24-1246919 Recommended Conditions May BOC 2024](#)
[CZ-24-1246919 May BOC 2024 Staff Report 6020, 6038 & 6048 Paul Road](#)

(5/2/24 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/23/24 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

New Cases

- N1 [2024-0626](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application Of Dr. Claudette Spencer to rezone property from R-75
(Residential Medium Lot-75) zoning district To MU-1 (Mixed-Use Low
Density) zoning district to allow for an adult day care facility, at 911
Mountain View Drive.

Attachments: [Z-24-1246990 July 2024 Staff Report 911 Mountain View Dr](#)

- N2 [2024-0628](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER
DISTRICT 07
Application of Ekwy Love for a Special Land Use Permit (SLUP) to allow
an in-home child day care for up to six (6) in the RSM (Small Lot
Residential Mix) zoning district, at 498 Crestwood Court.

Attachments: [SLUP-24-1246991 July 2024 Staff Report 498 Crestwood Circle](#)

- N3 [2024-0629](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER
DISTRICT 07
Application of Battle Law, P.C. for a major modification of zoning
conditions pursuant to CZ-77077 to allow the construction of a convenience
store with fuel pumps in the C-2 (General Commercial) zoning district, at
6061 Redan Road.

Attachments: [CZ-24-1246996 July 2024 Staff Report 6061 Redan Road](#)

- N4 [2024-0630](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER
DISTRICT 07
Application of Valrie Kong-Quee to rezone property from R-100 (Residential
Medium Lot-100) zoning district to C-1 (Local Commercial) zoning district
to allow for an administrative office associated with a landscaping business,
at 1422 Rock Chapel Road.

Attachments: [Z-24-1246999 July 2024 Staff Report 1422 Rock Chapel Road](#)

- N5 [2024-0631](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER
DISTRICT 06
Application of Wilhemina Bestman for a Special Land Use Permit (SLUP)
to allow for a late-night establishment in the C-1 (Local Commercial) zoning
district, at 5439 Memorial Drive.

Attachments: [SLUP-24=1247001 July 2024 Recommended Conditions](#)
[SLUP-24-1247001 July 2024 Staff Report 5439 Memorial Dr](#)

- N6** [2024-0632](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06
Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district, at 2933 North Druid Hills Road.
- Attachments:** [SLUP-24-1247003 Recommended Conditions](#)
[SLUP-24-1247003 July 2024 Staff Report 2933 N Druid Hills Rd](#)
- N7** [2024-0633](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07
Application of Cultivate Community c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of up to sixty-four (64) single-family, attached dwellings, at 5370, 5384 and 5378 Flat Shoals Parkway.
- Attachments:** [Z-24-1247008 July 2024 Staff Report 5370.5384.5378 Flat Shoals Pkwy](#)
- N8** [2024-0634](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06
Application of Sky Lounge Cafe - Decatur for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district, at 1850 Lawrenceville Highway.
- Attachments:** [SLUP-24-1247009 July 2024 Staff Report 1850 Lawrenceville Hwy](#)
- N9** [2024-0635](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning & Sustainability for a text amendment relating to campgrounds within residential areas, and for other purposes. The text amendment is county wide.
- Attachments:** [TA-24-1247028 Campgrounds in R districts July 2024 Staff Report and Draft Ordinance](#)
- N10** [2024-0652](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning & Sustainability for a text amendment relating to electric vehicle charging stations, and for other purposes. The text amendment is county wide..
- Attachments:** [TA-24-1247032 Electric Vehicle Charging Stations July 2024 Staff Report and Draft ordinance.](#)