

DeKalb County Government

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



Agenda

Thursday, May 28, 2020

5:30 PM

Board of Commissioners - Zoning Meeting

Commissioner Steve Bradshaw, Presiding Officer, District 4
Commissioner Lorraine Cochran-Johnson, Deputy, District 7

Commissioner Nancy Jester, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Kathie Gannon, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Call To Order

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, May 28, 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 PublicHearing@dekalbcountyga.gov.

Roll Call

Deferred Cases

D1 [2019-4711](#) COMMISSION DISTRICT(S): 3 &7
Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot - 60) for a 25-unit single-family residential development at a density of 5.07 units per acre, at 2061 & 2067 Windyhill Road.

Attachments: [Recommended conditions Z-20-1243617](#)

[Z 20 1243617 Staff Report Jan 2020](#)

[Z 20 1243617 Staff Report March PC 3-2-20](#)

[D1 APC Contractors Z 20 1243617 5-28-2020 BOC Staff report](#)

[\(1/7/20 Planning Commission: denied to the Board of Commissioners - Zoning Meeting\)](#)

[\(1/28/20 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

(3/3/20 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

- D2** [2019-4716](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property, at 5636 Redan Road.

Attachments: [Recommended Conditions Z 20 1243622](#)

[D2 Arpon LLC Z 20 1243622 5-28-2020 BOC Staff report](#)

(1/7/20 Planning Commission: defer to the Board of Commissioners with no recommendation to the Board of Commissioners - Zoning Meeting)

(1/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D3** [2019-4717](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ- 18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District, at 5636 Redan Road.

Attachments: [Recommended Conditions CZ 20 1243623](#)

[D3 Arpon LLC CZ 20 1243623 5-28-2020 BOC Staff report](#)

(1/7/20 Planning Commission: defer to the Board of Commissioners with no recommendation to the Board of Commissioners - Zoning Meeting)

(1/28/20 Board of Commissioners - Zoning Meeting: Full cycle deferral)

(1/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D4** [2019-4734](#) COMMISSION DISTRICT(S): 3, 4, 5 and Super Districts 6 & 7
Application of the Director of Planning and Sustainability to amend Section 27-3.41. of the Kensington-Memorial Drive Overlay District to allow automotive rental and leasing as a permitted use subject to certain standards and to rename the overlay district. This applies to all properties within the Kensington Memorial Drive Overlay District.

Attachments: [Kensington Memorial Comm meeting](#)

[D4 Dir. P&S Auto rental-leasing TA 20 1243702](#)

[\(1/7/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(1/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(3/3/20 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

New Cases

- N1** [2020-0082](#) COMMISSION DISTRICT(S): 2 & 6
Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.

Attachments: [Recommended Conditions SLUP 20 1243735](#)

[N1 Sharon A. Sandinoff SLUP 20 1243735 5-28-2020 BOC Staff report](#)

[\(3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N2** [2020-0083](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sudhir Tejpaal 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](#)

[N2 Sudhir Tejpaal Z 20 1243741 5-28-2020 BOC Staff report](#)

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

- N3 [2020-0084](#) COMMISSION DISTRICT(S): 5 & 7
Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units, at 1705 Panola Road.

Attachments: [Recommended Conditions Z 20 1243750](#)
[N3 Senior Design Group Z 20 1243750 5-28-2020 BOC Staff report](#)
[\(3/3/20 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N4 [2020-0085](#) COMMISSION DISTRICT(S): 4 & 6
Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district, at 4038 Rockbridge Road.

Attachments: [Recommended Conditions March PC](#)
[N4 Noonan Enterprises CZ 20 1243753 BOC Staff Report 5-28-2020](#)
[Noonan Enterprises CZ 20 1243753 Recommended Conditions 5-28-2020 BOC](#)
[\(3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N5 [2020-0086](#) COMMISSION DISTRICT(S): 3 & 6
Application of Eden Rock Moreland, LLC for a Special Land Use Permit (SLUP) for a proposed drive-through restaurant in a C-2 (General Commercial) District, at 1250 Moreland Avenue.

Attachments: [Recommended Conditions SLUP 20 1243754](#)
[N5 Eden Rock Moreland SLUP 20 1243754 5-28-2020 BOC Staff report](#)
[\(3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N6 [2020-0087](#) COMMISSION DISTRICT(S): 4 & 6
Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community, at 879 & 894 Porter Road.

Attachments: [Recommended Conditions Z-20-1243755 \(Revised\)...](#)

[N6 Core Development Group Z 20 1243755 5-28-2020 BOC Staff Report](#)

[\(3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)