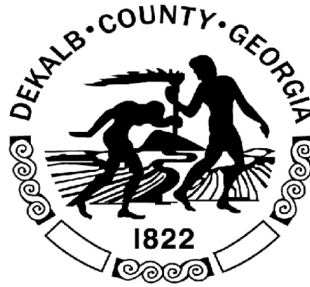


# DeKalb County Government

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



## Agenda

Thursday, September 9, 2021

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.

## Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, September 9 2021 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)

## Roll Call

### Deferred Cases

- D1**     [2020-1543](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 4.2.60 (Supplemental Regulations) to address Small Box Discount Retailers, to amend Section 9.1.3 (Defined Terms) to create definition for Small Box Discount Retailers, and for other purposes; and to amend Section 4.1.3 Use Table pertaining to Small Box Discount Retailers. This text amendment is County-wide.

**Attachments:** [D1 TA-21-1244279 Small Box Discount Retailers Staff Report Sept. PC 2021](#)  
[D1 TA-21-1244279 Small Box Discount Retailers Staff Report July 2021](#)  
[TA-21-1244279 Staff Report March 2021 BOC](#)

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

(1/28/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

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

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

(7/8/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(7/29/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

**D2**     [2020-1546](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to 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, and for other purposes. This text amendment is County-wide.

**Attachments:** [D2. TA-21-1244414 Auto Brokers Staff Report Sept. PC 2021](#)

[TA-21-1244414 Auto Brokers Staff Report July BOC 2021](#)

[TA-21-1244414 2020-1546 Auto Brokers Text amendment 3.0](#)

[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)

(5/27/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the PECS-Planning, Economic Development & Community Services Committee)

(7/8/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(7/29/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

**New Cases**

- N1**     [2021-2900](#)     COMMISSION DISTRICT(S): Commission District 02; Super District 06  
Application of Richard Adams to request a Special Land Use Permit (SLUP)  
to allow an alcohol outlet (beer and wine sales) within an existing grocery  
store (Oak Grove Market) in the C-1 (Local Commercial) district, at 2757  
LaVista Road.
- Attachments:** [SLUP-21-1245054 2021-2900 Recommended Conditions 2757  
LaVista Rd](#)  
[SLUP 21 1245054 Staff Report Sept. 2021 PC 2757 LaVista Rd.](#)
- N2**     [2021-2901](#)     COMMISSION DISTRICT(S): Commission District 05; Super District 07  
Application of Mustaq Moosa to rezone properties from R-100  
(Single-Family Residential) District to C-1 (Local Commercial) District to  
construct a neighborhood shopping center, at 1762 Panola Road.
- Attachments:** [Z-21-1245055 2021-2901 Recommended Conditions 1762 Panola Rd](#)  
[Z-21-1245055 Staff Report Sept. 2021 PC 1762 Panola Rd.](#)
- N3**     [2021-2904](#)     COMMISSION DISTRICT(S): Commission District 02; Super District 06  
Application of PEC c/o Doug Linneman to amend the Future Land Use Map  
from Suburban (SUB) to Town Center (TC) to allow the construction of  
new multi-family apartments, at 2784 N. Druid Hills Road.
- Attachments:** [LP-21-1245063 Staff Report Sept. 2021 PC 2784 N. Druid Hills Rd.](#)
- N4**     [2021-2905](#)     COMMISSION DISTRICT(S): Commission District 02; Super District 06  
Application of PEC c/o Doug Linneman to request a rezoning from R-100  
(Residential Medium Lot) to MR-2 (Medium Density Residential-2) District  
to allow the construction of new multi-family apartments, at 2784 N. Druid  
Hills Road.
- Attachments:** [Z-21-1245064 2021-2905 Recommended Conditions 2784 N. Druid  
Hills Rd](#)  
[Z-21-1245064 Staff Report Sept. PC 2021 2784 N. Druid Hills Rd.](#)
- N5**     [2021-2906](#)     COMMISSION DISTRICT(S): Commission District 02; Super District 06  
Application of Nuts n Berries c/o Kevin Parker for a Special Land Use  
Permit (SLUP) to allow an accessory alcohol outlet within an existing retail  
store in the C-1 (Local Commercial) District, at 2118 North Decatur Road.
- Attachments:** [SLUP-21-1245065 2021-2906 Recommended Conditions 2118 N.  
Decatur Rd](#)  
[SLUP-21-1245065 Staff Report Sept. PC 2021 2118 N. Decatur Rd.](#)

- N6**     [2021-2907](#)     COMMISSION DISTRICT(S): Commission District 04; Super District 06  
Application of Housing Development Corporation c/o Keri Taylor-Spann to  
amend the Future Land Use Map from Suburban (SUB) to Commercial  
Redevelopment Corridor (CRC) to allow the construction of a multi-family  
residential and single-family attached townhome development, at 4698 E.  
Anderson Road.
- Attachments:** [LP-21-1245068 Staff Report Sept. 2021 PC 4698 E. Anderson Rd.](#)
- N7**     [2021-2908](#)     COMMISSION DISTRICT(S): Commission District 04; Super District 06  
Application of Housing Development Corporation c/o Keri Taylor-Spann to  
rezone properties from R-85 (Residential Medium Lot) and C-1 (Local  
Commercial) districts to MR-2 (Medium Density Residential-2) District to  
allow the construction of a multi-family residential and single-family attached  
townhome development, at 4717 Anderson Road.
- Attachments:** [Z-21-1244066 Staff Report Sept. 2021 PC 4717 Anderson Rd.](#)
- N8**     [2021-2933](#)     COMMISSION DISTRICT(S): Commission District 03; Super District 07  
Application of Griffin & Davis Consulting, Inc. to amend the Future Land  
Use Map from Suburban (SUB) to Traditional Neighborhood (TN) to allow  
development of single-family attached townhomes, at 1484 Columbia Drive.
- Attachments:** [LP-21-1245127 Staff Report Sept. PC 2021 1484 Columbia Dr.](#)
- N9**     [2021-2910](#)     COMMISSION DISTRICT(S): Commission District 03; Super District 07  
Application of Griffin & Davis Consulting, Inc. Rezone property from R-75  
(Residential Medium Lot - 75) to MR-1 (Medium Density Residential-1) to  
allow for development of single-family attached townhomes, at 1484  
Columbia Drive.
- Attachments:** [Z-21-1245080 Staff Report Sept. PC 2021 1484 Columbia Dr.](#)
- N10**     [2021-2903](#)     COMMISSION DISTRICT(S): Commission District 04; Super District 06  
Application of Avondale Park, LLC c/o Battle Law, PC for a Major  
Modification of the conditional site plan and other conditions of MU-5  
(Mixed-Use Very High Density) zoning approved pursuant to CZ-18-22125,  
to change the mixture of multifamily, office, and retail land uses, and to  
revise the single-family detached and townhome exterior designs, at 3458  
Mountain Drive.
- Attachments:** [CZ-21-1245061 Staff Report Sept. 2021 PC 3458 Mountain Dr.](#)

**N11**    [2021-2909](#)    COMMISSION DISTRICT(S): Commission District 03; Super District 06  
Application of Cindy Simpson for CHRIS 180 to request a Special Land Use Permit (SLUP) for a Child Caring Institution for up to six children, at 1748 Pine Trail.

**Attachments:** [Recommended Conditions SLUP-21-1245087 2021-2909 1748 Pine Trail](#)  
[SLUP-21-1245087 Staff Report Sept. 2021 PC 1748 Pine Trail](#)

**N12**    [2021-2911](#)    COMMISSION DISTRICT(S): Commission District 05; Super District 07  
Application of Melesha Myrie for a Special Land Use Permit (SLUP) to increase an existing Personal Care Home from three (3) persons to the maximum of six (6) in an R-85 District, at 1816 Enid Drive.

**Attachments:** [SLUP-21-1245110 2021-2911 Recommended Conditions 1816 Enid Dr](#)  
[SLUP-21-1245110 Staff Report Sept. 2021 PC 1816 Enid Dr.](#)