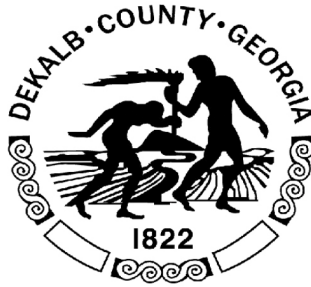


DeKalb County Government

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



Agenda

Tuesday, March 2, 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 H. Paul Womack Jr.

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, March 2, 2021 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to watch the broadcast on DCTV's UStream link <https://video.ibm.com/channel/dctv-channel-23> Join from PC, Mac, Linux, iOS or Android: 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

Roll Call

Deferred Cases

D1 [2020-1175](#) COMMISSION DISTRICT(S): 3 & 6
Application of the Director of Planning and Sustainability to amend Section 27-3.39.3 (Permitted Uses and Structures), Section 27-9.1.3 (Definitions), and create Section 27-3.39.8 (Supplemental Regulations) of the Bouldercrest-Cedar Grove-Moreland Overlay District.

Attachments: [TA-20-1244234 Staff Report March 2021](#)
[TA 20 1244234 Final Staff 10 28 20_FINAL](#)
[Bouldercrest Ordinance Clean](#)

(11/5/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/19/20 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D2** [2020-1184](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.

Attachments: [TA-20-1244277 Staff report March 2021 Self-storage & Mini-warehouse](#)
[TA 20 1244277 Staff Report Jan 2021](#)

(11/5/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/19/20 Board of Commissioners - Zoning Meeting: Full cycle deferral to the PECS-Planning, Economic Development & Community Services Committee)

(1/7/21 Planning Commission: Full cycle deferral per staff recommendation 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)

- D3** [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: [TA-21-1244279 Staff report March 2021](#)
[TA-20-1244279 Jan 2021 Staff Report](#)

(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)

New Cases

- N1** [2021-2108](#) COMMISSION DISTRICT(S): All Districts
Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.
- Attachments:** [TA-21-1244539 Staff Report March 2021](#)
[Resolution 5YR Update Comp Plan](#)
- N2** [2021-2109](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Neighborhood Center (NC) to allow the construction of single-family attached townhomes, at 3581 Rockbridge Road.
- Attachments:** [LP-21-1243933 Staff Report March 2021](#)
[Gateway West](#)
[Proposed CA Changes](#)
- N3** [2021-2110](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes, at 3581 Rockbridge Road.
- Attachments:** [Z-21-1243934 Staff Report March 2021](#)
- N4** [2021-2111](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sang Gloamy L Morris to amend the Land Use Plan on property from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow a range of commercial uses, at 5011 Covington Highway.
- Attachments:** [LP-21-1244555 Staff Report March 2021](#)
- N5** [2021-2112](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sang Gloamy L Morris to rezone property from R-85 (Residential-Medium Lot-85) District to C-2 (General Commercial) District to allow a range of commercial uses, at 5011 Covington Highway.
- Attachments:** [Z-21-1244408 2021-2112 Conditions](#)
[Z-21-1244408 2021-2112 Staff Report March 2021](#)

- N6** [2021-2113](#) COMMISSION DISTRICT(S): 5 & 7
Application of Joseph Cooley, Esq. to amend the Future Land Use Plan from Suburban (SUB) to Light Industrial (LIND) to allow for future light industrial and/or commercial uses, at 2346 Pine Mountain Street.
- Attachments:** [LP-21-1244580 Staff Report March 2021](#)
- N7** [2021-2114](#) COMMISSION DISTRICT(S): 5 & 7
Application of Joseph Cooley, Esq. to rezone property from RE (Residential Estate) District to M-1 (Light Industrial) District to allow a warehouse/office use, at 2346 Pine Mountain Street.
- Attachments:** [Z-21-1244581 Staff Report March 2021](#)
- N8** [2021-2115](#) COMMISSION DISTRICT(S): 2 & 6
Application of the Director of Planning and Sustainability to adopt an update to the Briarcliff Node of the North Druid Hills Livable Centers Initiative Plan.
- Attachments:** [20210217_Draft North Druid Hills LCI Update NDH Briarcliff Node_LCI_Resolution](#)
- N9** [2021-2116](#) COMMISSION DISTRICT(S): 2 & 6
Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential-Medium Lot-85) District to HR-2 (High Density Residential-2) District to allow multi-family apartments, at 2490 North Druid Hills Road.
- Attachments:** [Z-21-1244535 Staff Report March 2021](#)
- N10** [2021-2117](#) COMMISSION DISTRICT(S): 5 & 7
Application of Aiesha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.
- Attachments:** [LP-21-1244541 Staff Report March 2021](#)
- N11** [2021-2118](#) COMMISSION DISTRICT(S): 5 & 7
Application of Aiesha Thomas to rezone property from M-1 (Light Industrial) District to MR-1 (Medium Density Residential-1) District to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.
- Attachments:** [Z-21-1244542 Staff Report March 2021](#)