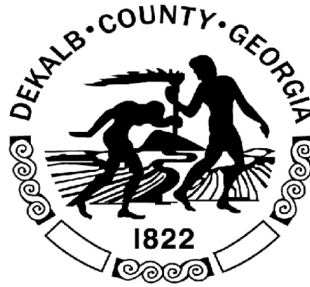


DeKalb County Government

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



Agenda

Tuesday, May 3, 2022

5:30 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member Lauren Blaszyk (Dist. 1)

Member April Atkins (Dist. 2)

Member Vivian Moore (Dist. 3)

Member LaSonya Osler (Dist. 4)

Member Gwendolyn McCoy (Dist. 5)

Member Jana Johnson (Dist. 6)

Member Edward Patton (Dist. 7)

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, May 3, 2022 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:

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/s/86330344636>

Or Telephone Dial: USA 8882709936 (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 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

Call To Order

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. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 minutes of testimony will be allocated for the opponents. Public testimony will then be closed 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.

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

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Thursday May 26, 2022 @ 5:30 p.m., via Zoom.

Roll Call

Deferred Cases

- D1** [2021-3522](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot-100) to R-60 (Residential Small Lot-60) Zoning District to allow for the construction of single family detached residences, at 4994 Rockbridge Road.

Attachments: [Z-22-1245331 Staff Report May 2022 4994 Rbridge Rd](#)
[Z-22-1245331 Staff Report Jan. 2022 BOC 4994 Rockbridge Rd.](#)

(1/4/22 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(1/27/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D2** [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: [D2. TA-21-1244279 May 2022 Small Box Discount Retailers Staff Report](#)
[D3. TA-21-1244279 March 2022 Small Box Discount Retailers Staff Report](#)
[D5. TA-21-1244279 Nov 2021 Small Box Discount Retailers Staff Report](#)
[D1 TA-21-1244279 Sept 2021 Small Box Discount Retailers Staff Report](#)
[D1 TA-21-1244279 July 2021 Small Box Discount Retailers Staff Report](#)
[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)

(9/9/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/30/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/4/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/18/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/1/22 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/24/22 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

- D3** [2022-1182](#) COMMISSION DISTRICT(S): Commission Districts 01; Super District 07
Application of the Director of Planning & Sustainability for a Text Amendment for an amendment to the regulations of the Tier 2 Northlake Overlay District to increase the allowed residential density from 30 units per acre to 60 units per acre.

Attachments: [TA-22-1245470 Northlake OVD Tier 2 May 2022 Staff Report](#)

[Northlake Overlay Community Comments](#)

[TA-22-1245470 Dir. P&S Nlake OD - Tier 2 Density Increase Staff Report March 2022](#)

(3/3/22 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/24/22 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

- D4** [2022-1178](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late-Night Establishment within the C-1 (Local Commercial) District, at 8002 Rockbridge Road.

Attachments: [SLUP-22-1245448 Recommended Conditions May 2022](#)
[SLUP-22-1245448 Staff Report May 2022 7984 Rbridge Rd](#)
[SLUP-22-1245448 8002 Rbridge Rd Staff Report March 2022](#)

(3/3/22 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

(3/24/22 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

- D5** [2022-1176](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Amy Swick, Inhance Construction Co., LLC for a Land Use Plan amendment for properties at 1493 and 1501 LaVista Road from SUB (Suburban) to NC (Neighborhood Center).

Attachments: [LP-22-1245408 Staff Report May 2022 1493 LaVista Rd](#)

(3/3/22 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(3/24/22 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

New Cases

- N1** [2022-1469](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Amy Swick, Inhance Construction Co., LLC to rezone properties from O-I (Office-Institutional) to MR-2 (Medium Density Residential-2) District for a proposed townhome community, at 1493 LaVista Road.

Attachments: [Z-22-1245447 Recommended Conditions 1493 LaVista Rd](#)
[Z-22-1245447 Staff Report May 2022 1493 LaVista Rd.](#)

- N2** [2022-1470](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of LaVista Investors Inc. c/o M. Hakim Hilliard to modify an existing Special Land Use Permit (S-10-16129) in the R-85 (Residential Medium Lot) District to add two adjacent parcels of land containing single-family homes to the synagogue campus and modify the existing SLUP conditions to allow the two homes to be used as single-family residences for synagogue parishioners, at 1252 Merry Lane.
- Attachments:** [SLUP-22-1245538 2022-1470 Recommended Conditions 1252 Merry Ln](#)
[SLUP-22-1245538 1252 Merry Ln. Staff Report May 2022](#)
- N3** [2022-1471](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of PMZ Developers LLC c/o Battle Law PC to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5-Corridor1/R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) district to allow for single-family detached homes and single-family attached townhomes, at 4101 Bouldercrest Road.
- Attachments:** [Z-22-1245544 Staff Report May 2022 4101 Bouldercrest Rd](#)
- N4** [2022-1472](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of Ryan Jones, PE to rezone properties from O-I (Office Institutional) (conditional) to NS (Neighborhood Shopping) Zoning District to allow construction of a medical office with a drive-through, at 1799 Clairmont Road.
- Attachments:** [Z-22-1245545 Recommended Conditions 1799 Clairmont Road](#)
[Z-22-1245545 Staff Report May 2022 1799 Clairmont Road](#)
- N5** [2022-1473](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of Ryan Jones, PE for a Special Land Use Permit (SLUP) to allow a drive-through (medical facility) in the NS (Neighborhood Shopping) District, at 1799 Clairmont Road.
- Attachments:** [SLUP-22-1245550 Staff Report May 2022 1799 Clairmont Rd](#)
- N6** [2022-1474](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Liagiba, Inc. dba Abigail Manor PCH for a Special Land Use Permit (SLUP) application for a personal care home for up to 4 individuals in the R-100 (Residential Medium Lot) District, at 518 Lake Michele Court.
- Attachments:** [SLUP-22-1245546 Recommended Conditions May 2022](#)
[SLUP-22-1245546 Staff Report May 2022 518 Lake Michele Ct.](#)

- N7 [2022-1475](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of East Lake Holdings, Inc. to rezone property from C-1 (Local Commercial) and M(Light Industrial) to MR-2 (Medium Density Residential-2) for development of a multifamily and townhome development, at 1847 2nd Avenue.

Attachments: [Z-22-1245577 Recommended Conditions May 2022](#)
[Z-22-1245577 Staff Report May 2022 1847 2nd Ave.](#)