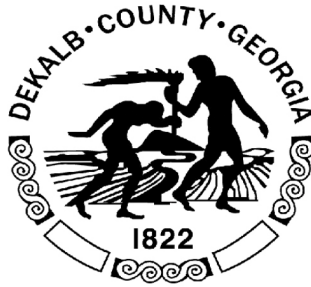


# DeKalb County Government

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



## Agenda

Tuesday, May 7, 2019

6:30 PM

**Manuel J. Maloof Auditorium**

### **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

## Roll Call

## Deferred Cases

- D1**     [2019-3209](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND) to develop a parking lot for a trucking company and utilize the existing residential structure on the site as office space, at 1422 & 1450 Rock Chapel Road.

**Attachments:** [D.1 LP-19-1235181 Rose C. Evans Dist 5 and 7](#)

[\(3/5/19 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(3/26/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

- D2**     [2019-3210](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to C-1 (Local Commercial) District to develop a contractor's office with truck parking, at 1422 & 1450 Rock Chapel Road.

**Attachments:** [D2 Z 19 1235180 Staff Report](#)

[\(3/5/19 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(3/26/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

- D3**     [2019-3216](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) for 124 single-family attached townhome units at a density of 8.4 units per acre, at 2387 Wellborn Rd.

**Attachments:** [Staff Report & Attachments March 2019](#)

[Recommended Conditions March 2019](#)

[Staff Report & Attachments May 2019](#)

[Recommended Conditions May 2019](#)

[\(3/5/19 Planning Commission: deferred 30 days to the Board of Commissioners - Zoning Meeting\)](#)

(3/26/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

## New Cases

- N1**     [2019-3526](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Toll Bros., Inc. c/o Morris, Manning and Martin, LLP to rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre, at 957, 961, 953, 949, 946, 948, 9552, 956 and 960 Milledge Place.

**Attachments:** [N1 Z 19 1235071 Staff Report](#)

- N2**     [2019-3527](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Dellanney Maxwell Snyder to request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) in an R-85 (Residential Medium Lot District, at 1384 Brook Forest Drive.

**Attachments:** [N2 SLUP 19 1242997 Recommended Cond](#)  
[N2 SLUP 19 1242997 Staff Report](#)

- N3**     [2019-3528](#)     COMMISSION DISTRICTS: 2 & 6  
Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Small Lot Residential Mix) District related to the mix of uses approved pursuant to CZ-02081, at 2200 Flat Shoals Road.

**Attachments:** [Staff Report & Attachments](#)  
[Recommended Conditions](#)

- N4**     [2019-3529](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Erica Stewart for a Special Land Use Permit to operate a 24-hour in-home day care facility for up to six children in an RSM (Small Lot Residential Mix) District, at 2902 Cedar Trace Drive.

**Attachments:** [SLUP 19 1243155 staff report](#)  
[SLUP 19 1243155 recommended conditions](#)

- N5**     [2019-3531](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential-1) District to allow the construction of 13 thirteen single-family attached townhomes, at 1936 Glenwood Avenue.

**Attachments:** [N5 Z-19-1243161 Recommended Cond](#)  
[N5 Z 19 1243161 Staff Report](#)

- N6**     [2019-3532](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Greg Ramsey to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small Lot Residential Mix) to develop 21 urban single-family detached dwelling units, at 3398 Briarcliff Road.

**Attachments:** [Staff Report & Attachments](#)  
[Recommended Conditions](#)

- N7**     [2019-3556](#)     COMMISSION DISTRICT(S): 4 & 7  
Application of Phillip Witherington to rezone property from R-100 (Residential Medium Lot) to NS (Neighborhood Shopping) District to develop general commercial uses within a 5,000 square foot retail shopping plaza at 425, 433, and 441 North Deshon Road.

**Attachments:** [N7 Z 19 1243173 Phillip Witherington](#)

- N8**     [2019-3557](#)     COMMISSION DISTRICT(S): ALL  
Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and Article 4.2.23 Drive-through facilities to allow a drive through facility, for a use other than a restaurant, to be allowed in the C-1 (Local Commercial) and C-2 (Commercial) districts.

**Attachments:** [TA drive through Use Table\\_FINAL](#)  
[TA-Supp Regs drive through facilities](#)