

DeKalb County Government

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



Agenda

Thursday, July 8, 2021

5:30 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 Lauren Blaszyk.

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, July 8 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

Roll Call

Deferred Cases

- 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: [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)

- D1** [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: [TA-21-1244414 Auto Brokers Staff Report July 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)

- D3** [2021-2109](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Regional Center (RC) to allow the construction of single-family attached townhomes and single-family cottages. at 3581 Rockbridge Road.

Attachments: [LP-21-1243933 July 2021 Staff report](#)
[LP-21-1243933 Staff Report May 2021](#)
[LP-21-1243933 March 2021](#)

(3/2/21 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

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

(5/6/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/27/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- D4** [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 and single-family cottages, at 3581 Rockbridge Road.

Attachments: [Z 21 1243934 Kyle Williams July 2021 Staff report](#)
[Z-21-1243934 Staff Report May 2021](#)
[Z-21-1243934 Staff Report March 2021 BOC](#)

(3/2/21 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

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

(5/6/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/27/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

New Cases

- N1** [2021-2638](#) COMMISSION DISTRICT(S): 2 & 6
Application of David Kirk to rezone property from NS (Neighborhood Shopping) District to C-1 (Local Commercial) District to allow for development of a new drive-through restaurant, at 3795 North Druid Hills Road.

Attachments: [Z-21-1244885 Recommended Conditions](#)
[Z-21-1244885 Staff report July 2021](#)

- N2** [2021-2639](#) COMMISSION DISTRICT(S): 2 & 6
Application of David Kirk to request a Special Land Use Permit (SLUP) to allow a drive through facility in Town Center Character Area, at 3795 North Druid Hills Road.

Attachments: [SLUP-21-1244886 Recommended Conditions](#)
[SLUP-21-1244886 Staff report July 2021](#)

- N3** [2021-2640](#) COMMISSION DISTRICT(S): 3 & 7
Application of Neville Allison to rezone property from R-100 (Residential Medium Lot-100) District to R-60 (Residential Small Lot-60) District to develop a 76-unit single-family residential subdivision, at 5035 Flakes Mill Road.

Attachments: [Neville Allison Z-21-1244892 Staff report July 2021](#)

- N4** [2021-2641](#) COMMISSION DISTRICT(S): 4 & 6
Application of Mosaic Communities c/o Battle Law to rezone properties from R-85 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to allow single-family cottages, duplexes, and triplexes, at 3943 Norman Road.

Attachments: [Z 21 1244893 July 2021 Staff report](#)

- N5** [2021-2642](#) COMMISSION DISTRICT(S): 3 & 6
Application of Benjie Williams to request a Special Land Use Permit (SLUP) to allow a transitional housing facility for up to 12 residents within Tier 2 of the I-20 Overlay District and the MR-2 (Medium Density Residential-2) District, at 2445 Candler Road.

Attachments: [Recomended Conditions SLUP-21-1244895](#)
[SLUP-21-1244895 Staff report July 2021](#)

- N6** [2021-2643](#) COMMISSION DISTRICT(S): 3 & 6
Application of Loren Howard for a Special Land Use Permit (SLUP) for an in-house child day care facility in an R-75 (Medium Lot Residential -75) District, at 3008 Rollingwood Lane.

Attachments: [SLUP-21-1244899 Recommended Conditions](#)
[SLUP-21-1244899 Staff report July 2021](#)

- N7** [2021-2644](#) COMMISSION DISTRICT(S): 4, 5 & 7
Application of the Director of Planning & Sustainability for an amendment to the text of Section 27-3.37.9 and 27-3.37.10 of the Zoning Ordinance, regarding Tier 2 of the Hidden Hills Overlay District, to prohibit late-night establishments and for other purposes.

Attachments: [TA-21-1244945 Staff Report July 2021](#)
[TA-21-1244945 Text Amendment July 2021](#)

- N8** [2021-2645](#) COMMISSION DISTRICT(S): 3, 5, 6 & 7
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, including, but not limited to Section 27- 3.33 (I-20 Corridor Compatible Use Overlay District), Section 27-3.33.5. Principal uses and structures, and Section 27-3.33.6. Prohibited uses of the DeKalb County Zoning Ordinance, relating to temporary produce stands. This text amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.

Attachments: [N8. Dir. P&S Temporary produce stand-Staff analysis July 2021](#)
[N8. Temp Produce Stands - Text Amendment-TA-21-1244999](#)