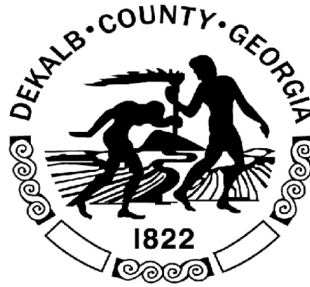


DeKalb County Government

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



Agenda

Tuesday, July 12, 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, July 12, 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 July 28, 2022 @ 5:30 p.m., via Zoom.

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: [Small Box Discount Retail Store Staff Report July 2022](#)
[TA-21-1244279](#)
[TA-21-1244279 2020-1543 May BOC 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)

(5/3/22 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/26/22 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: [Auto Brokers Text Amendment TA-21-1244414 July 2022](#)
[D2. TA-21-1244414 Staff Report March 2022](#)
[D2. TA-21-1244414 Auto Brokers Staff Report Sept. 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)

(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)

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

(3/24/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D3** [2022-1172](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of P.E.W. LLC c/o Jon Jordan to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct detached townhomes, at 5488 Rockbridge Road.

Attachments: [Z-22-1245422 Staff Report July 2022 5488 Rbridge Rd.](#)
[Z-21-1245422 5488 Rbridge Rd Staff Report March BOC 2022](#)

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

(3/24/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D4** [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 July 2022 4101 Bouldercrest Rd](#)
[Z-22-1245544 Staff Report May 2022 4101 Bouldercrest Rd](#)

(5/3/22 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/26/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

- D5** [2022-1179](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Clark Property and Porch & Square for a Land Use Plan amendment for properties at 1058 and 1078 Moreland Avenue from TN (Traditional Neighborhood) to CRC (Commercial Redevelopment Corridor), at 1078 Moreland Avenue.

Attachments: [LP-22-1245473 Staff Report July 2022 1058.1078 Moreland Ave.](#)

[LP-22-1245473 Staff Report March 2022 BOC](#)

[LP-22-1245473 Staff Report March 2022 PC](#)

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

New Cases

- N1** [2022-1731](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Clark Property and Porch & Square to rezone from RSM (Small Lot Residential Mix) (conditional) to MR-2 (Medium Density Residential-2) at 1058 and 1078 Moreland Avenue.

Attachments: [Z-22-1245472 Recommended Conditions July 2022](#)

[Z-22-1245472 Staff Report July 2022 1058 and 1078 Moreland Ave](#)

- N2** [2022-1732](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of DR Horton Inc c/o Battle Law PC to rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Res. Mix) to allow for single-family attached townhomes, at 3401 Rainbow Drive. (Applicant has requested withdrawal of this application).

Attachments: [Z-22-1245770 Staff Report July 2022 3401 Rainbow Dr.](#)

- N3** [2022-1733](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Martha Liliana Rodriguez for a Special Land Use Permit (SLUP) for a child day care facility to allow up to six (6) children in an existing single-family home in the R-75 (Residential Medium Lot-75) District, at 2167 Newgate Drive.

Attachments: [SLUP-22-1245771 Recommended Conditions](#)

[SLUP-22-1245771 Staff Report July 2022 2167 Newgate Dr](#)

- N4 [2022-1734](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Catrina Crowe (firmly represented by L. Ainsley Elliot) to
rezone property from R-85 (Residential Medium Lot-85) District to M
(Light Industrial) District for a tow yard with temporary vehicle storage, at
7276 Union Grove Road.

Attachments: [Z-22-1245772 Staff Report July 2022 7276 Union Grove Rd](#)

- N5 [2022-1735](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text
amendment for an update to the zoning cycle calendar to change the
Planning Commission meeting start time from 5:30 p.m. to 6:00 p.m. This
text amendment is County-wide..

Attachments: [Zoning, Land Use and Special Land Use Calendar 2022-2023_rev](#)