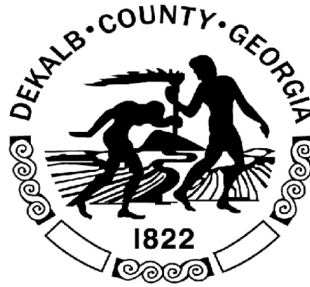


# DeKalb County Government

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



## Agenda

Thursday, May 5, 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 Thursday, May 5, 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/j/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](mailto: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**

**New Cases**

- N8**     [2022-1476](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06  
Application of NDM EDENS LLC c/o Dennis J. Webb, Jr. to rezone  
property from C-1 (Local Commercial) to MU-4 (Mixed Use-4) to allow  
mixed retail, office, and residential development with a grocery store and  
movie theater, at 2050 Lawrenceville Highway.
- Attachments:** [Z-22-1245595 Recommended Conditions May 2022](#)  
[Z-22-1245595 Staff Report May 2022 2050 L'ville Hwy](#)
- N9**     [2022-1477](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Kova Real Estate, LLC to rezone property from R-75  
(Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to allow  
an 11-lot subdivision for single-family detached homes, at 1500 Columbia  
Drive.
- Attachments:** [Z-22-1245596 Recommended Conditions May 2022](#)  
[Z-22-1245596 Staff Report May 2022 1500 Columbia Dr.](#)
- N10**    [2022-1478](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of FL Sims Funeral Home Decatur LLC to rezone from R-100  
(Residential Medium Lot) to O-I (Office Institutional) to allow for a funeral  
home, at 4031 Rainbow Drive.
- Attachments:** [Z-22-1245597 Recommended Conditions 4031 Rainbow Dr](#)  
[Z-22-1245597 Staff Report May 2022 4031 Rainbow Dr](#)
- N11**    [2022-1479](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of Nationwide Investments, LLC to rezone from Tier 2 of the  
Scottdale Overlay District to Tier 1 of the Scottdale Overlay District, to  
allow construction of a single-family detached and single-family attached  
(townhome) development, at 496 Warren Avenue.
- Attachments:** [Z-22-1245579 Recommended Conditions May 2022](#)  
[Z-22-1245579 Staff Report May 2022 496 Warren Ave.](#)
- N12**    [2022-1480](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of Nationwide Investments, LLC to rezone from R-75  
(Residential Medium Lot-75) to MR-1 (Medium Density Residential-1), to  
allow construction of a single-family detached and single-family attached  
(townhome) development.
- Attachments:** [Z-22-1245580 Recommended Conditions May 2022](#)  
[Z-22-1245580 Staff Report May 2022 496 Warren Ave.](#)

- N13**    [2022-1481](#)    COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of AK Memorial Shopping Center, LLC to amend the future land use map from NC (Neighborhood Center) to CRC (Commercial Redevelopment Corridor) Character Area to allow for film/movie/tv production studios, at 5615 Memorial Drive..
- Attachments:** [LP-22-1245669 Staff Report May 2022 5615 Memorial Dr.](#)
- N14**    [2022-1482](#)    COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of AK Memorial Shopping Center, LLC to rezone properties from C-1 (Local Commercial) to OD (Office Distribution) Zoning District to allow for film/movie/tv production studios, at 5615 Memorial Drive.
- Attachments:** [Z-22-1245670 Recommended Conditions May 2022](#)  
[Z-22-1245670 Staff Rpt May 2022 5615 Memorial Dr](#)
- N15**    [2022-1483](#)    COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Battle Law, PC to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Lot Mix) to develop a 26-unit senior housing community, at 373 Stone Mountain-Lithonia Road.
- Attachments:** [Z-22-1245558 Recommended Conditions May 2022](#)  
[Z-22-1245558 Staff Report May 2022 373 S. Stn Mtn Lithonia Rd](#)
- N16**    [2022-1484](#)    COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Battle Law, PC for a Special Land Use Permit (SLUP) to develop senior housing cottages within the RSM (Residential Small Lot Mix) District, at 373 Stone Mountain-Lithonia Road.
- Attachments:** [Recommended Conditions May 2022](#)  
[SLUP-22-1245692 Staff Report May 2022 373 Stn Mtn Lithonia Rd.](#)
- N17**    [2022-1485](#)    COMMISSION DISTRICT(S): All Districts Application of Director of Planning & Sustainability for a text amendment to modify Section 5.7.5.I.2 (Detached Houses- Maximum Size) to modify the maximum size of single-family cottages. This text amendment is County-wide.
- Attachments:** [TA-22-1245693 Proposed Senior Cottage Building Footprint Ordinance 2.0](#)

- N18**    [2022-1486](#)    COMMISSION DISTRICT(S): Commission District 02 Super District 06  
Application of Director of Planning and Sustainability for a text amendment to the Emory Village Overlay-Sec. 3.22 to allow the limited sale of beer, wine, and spirits as an accessory retail use for off-site consumption at any location within the overlay district.

**Attachments:**    [TA-22-1245621 Emory Village Overlay text amendment](#)