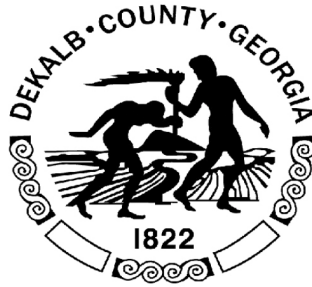


DeKalb County Government

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



Agenda

Thursday, November 2, 2017

6:30 PM

Manuel J. Maloof Auditorium

Planning Commission

Chairperson Tess Snipes
Vice Chair Marcus Butts
Member April Atkins
Member Jerome Edmondson
Member Jana Johnson
Member Vivian Moore
Member LaSonya Osler
Member Jon West
Member H. Paul Womack Jr.

Deferred Cases

D.1 [2017-0903](#) Special Land Use Permit, SLUP-17-21707 Vanessa Charles.

Special Land Use Permit, SLUP-17-21707 Vanessa Charles.

COMMISSION DISTRICT(S): 4 & 7

PETITION NO: SLUP-17-21707

PROPOSED USE: Personal Care Home for up to four (4) persons

LOCATION: 4405 Rockbridge Road

PARCEL NO.: 18-041-03-006

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Request a Special Land Use Permit to allow a personal care home for up to four (4) residents on property zoned NS (Neighborhood Shopping) District in accordance with Chapter 27-Article 4.1 Use Table and Article 4.4.41 of the DeKalb County Code. The property is located on the south side of Rockbridge Road, approximately 72 feet west of Hambrick Road in unincorporated DeKalb County at 4405 Rockbridge Road, Stone Mountain, Georgia. The property has approximately 120 feet of frontage along the south side of Rockbridge Road and contains 0.54 acres.

RECOMMENDATION:

Attachments: [D1 SLUP 17 21707 Rockbridge Rd](#)

New Cases

N.1 [2017-1199](#) Special Land Use Permit - SLUP-17-21833 - Wen Georgia, LLC.

Special Land Use Permit - SLUP-17-21833 - Wen Georgia, LLC.

COMMISSION DISTRICT(S): 2 & 6

PETITION NO: SLUP-17-21833

PROPOSED USE: Drive-through restaurant

LOCATION: 2957 North Druid Hills Road, Atlanta

PARCEL NO.: 18-111-03-019

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Special Land Use Permit to replace an existing Wendy's restaurant with a new Wendy's restaurant and drive-through lane in a C-1 (Local Commercial) district, in accordance with the Chapter 27 Article 4.1 Use Table of the DeKalb County Code. The property is located on the southwest side of North Druid Hills Road, approximately 1081 feet northwest of Clairmont Road, at 2957 North Druid Hills Road, Atlanta. The property has approximately 150 feet of frontage on North Druid Hills Road and contains .68 acres.

RECOMMENDATIONS:

Attachments: [Recommended Conditions](#)

[N1 Wen Georgia SLUP 17 21833 Staff Report](#)

N.2 [2017-1204](#) Major Modification - CZ-17-21855 - Board of Commissioners.

Major Modification - CZ-17-21855 - Board of Commissioners.

COMMISSION DISTRICT(S): 2 & 6

PETITION NO: CZ-17-21855

PROPOSED USE: Change condition to increase allowed density.

LOCATION: 2696 North Druid Hills Road

PARCEL NO.: 18-151-01-004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Major Modification to a zoning condition for the Madison) f.k.a.Viera Briarcliff Apartment Homes) pursuant to CZ-85101, to increase the maximum allowed density from 10 units per acre to 10.23 units per acre, to reflect removal of two undeveloped parcels from the development acreage. The property is located on the north side of North Druid Hills Road, approximately 168 feet west of Berkeley Lane, at 2696 North Druid Hills Road, Atlanta. The property has approximately 820 feet of frontage on North Druid Hills Road and 720 feet of frontage on Georgiana Drive and Beacon Hill Boulevard, and contains 48.95 acres.

RECOMMENDATIONS:

Attachments: [N2 Board of Commissioners CZ 17 21855 Staff Report](#)
[Recommended Conditions](#)

N.3 [2017-1219](#) SLUP-17-21813 Devon Fiddis

SLUP-17-21813 Devon Fiddis

COMMISSION DISTRICT(S): 3 & 7**PETITION NO: SLUP-17-21813****PROPOSED USE: Personal Care Home up to six (6) residents****LOCATION: 3363 Luxembourg Circle****PARCEL NO.: 15-066-01-049****INFORMATION CONTACT: Marian Eisenberg****PHONE NUMBER: 404-371-4922****PURPOSE:**

Request a Special Land Use Permit (SLUP) to increase the number of residents in an existing personal care home from 3 to 6 residents within the R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Articles 4.2.41.A & B of the DeKalb County Code. The property is located on the southeast side of Luxembourg Circle, approximately 375 feet east of Luxembourg Court in unincorporated DeKalb County at 3363 Luxembourg Circle, Decatur, Georgia. The property has approximately 80 feet of frontage along the southeast side of Luxembourg Circle and contains 0.66 acre.

RECOMMENDATION:**Attachments:** [N3 SLUP 17 21813 Luxembourg Cir](#)

N.4 [2017-1206](#) SLUP-17-21752 Ahmed Bangoura

SLUP-17-21752 Ahmed Bangoura

COMMISSION DISTRICT(S): 4 & 6

PETITION NO: SLUP-17-21752

PROPOSED USE: Late Night Establishment

LOCATION: 5475 Memorial Drive Suite D

PARCEL NO.: 18 069 02 003 (Portion of)

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Ahmed Bangoura for a Special Land Use Permit for a 1,255 square foot Late Night Establishment (Bissi Lounge) in Suite D of the Memorial Square Shopping Center in the C-1 (Local Commercial) District.

The property is located on the south side of Memorial Drive and the west side of Village Square Drive at 5475 memorial drive in Stone Mountain, Georgia. The property has approximately 50 feet of frontage along Memorial Drive and 470 feet along Village Square Drive and contains 14.98 acres.

RECOMMENDATION:

Attachments: [N4 Ahmed Bangoura SLUP 17 21752](#)

N.5 [2017-1218](#) SLUP-17-21827 Rodger Edwards

SLUP-17-21827 Rodger Edwards

COMMISSION DISTRICT(S): 4 & 6

PETITION NO: SLUP-17-21827

PROPOSED USE: Home Occupation with Customer Contact

LOCATION: 430 Tallwood Drive

PARCEL NO.: 18-013-08-001

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Request a Special Land Use Permit (SLUP) for home occupation (hair salon) with customer contact within an R-100 (Residential Medium Lot) District in accordance with Chapter 27-Article 4.1 Use Table and Article 4.2.31 of the DeKalb County Code. The property is located on the southwest corner of Tallwood Drive and South Susan Creek Drive at 430 Tallwood Drive, Stone Mountain, GA. The property has approximately 213 feet along the southeast side of Tallwood Drive and 120 feet along the west side of S. Susan Creek Drive and contains 0.48 acre.

RECOMMENDATION:

Attachments: [N5 SLUP 17 21827 Tallwood Drive](#)

N.6 [2017-1221](#) SLUP-17-21824 Tawanda & Vincent Vauss

SLUP-17-21824 Tawanda & Vincent Vauss

COMMISSION DISTRICT(S): 5 & 7

PETITION NO: SLUP-17-21824

PROPOSED USE: Personal Care Home up to six (6) residents

LOCATION: 7566 Union Grove Road

PARCEL NO.: 16-186-01-007

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Request a Special Land Use Permit (SLUP) to increase the number of residents in an existing personal care home from 3 to 6 residents within the R-85 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Articles 4.2.41.A & B of the DeKalb County Code. The property is located on the north side of Union Grove Road, approximately 572 feet east of Poplar Falls Avenue in unincorporated DeKalb County at 7566 Union Grove Road, Lithonia, Georgia. The property has approximately 284 feet of frontage along the north side of Union Grove Road and contains 2.85 acres.

RECOMMENDATION:

Attachments: [N6 SLUP 17 21824 Union Grove Road](#)

N.7 [2017-1207](#) SLUP-17-21842 SMZ Jonesboro, LLC

SLUP-17-21842 SMZ Jonesboro, LLC

COMMISSION DISTRICT(S): 4 & 7

PETITION NO: SLUP-17-21842

PROPOSED USE: Convenience Store with Gas Pumps

LOCATION: 4736 Redan Road

PARCEL NO.: 15 224 02 001

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of S M Z Jonesboro, LLC for a Special Land Use Permit to redevelop the site to allow automobile gas pumps and an alcohol outlet (beer and wine sales) as part of a proposed 3,277 square foot convenience store/alcohol outlet within the Hidden Hills Overlay District (Tier 2) and the C-1 (Local Commercial) district in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the northeast intersection of Redan Road and Ashton Oak Circle, approximately 330 feet west of South Hairston Road at 4736 Redan Road in Stone Mountain, Georgia. The property has approximately 181 feet of frontage along Redan Road and 192 feet of frontage along Ashton Oak Circle and contains 0.94 acre.

RECOMMENDATION:

Attachments: [N7 SMZ Jonesboro SLUP 17 21842](#)

N.8 [2017-1208](#) SLUP-17-21888 SMZ Jonesboro LLC

SLUP-17-21888 SMZ Jonesboro LLC

COMMISSION DISTRICT(S): 4 & 7**PETITION NO: SLUP-17-21888****PROPOSED USE: Convenience Store with Alcohol Outlet (Beer and Wine sales)****LOCATION: 4736 Redan Road****PARCEL NO.: 15 224 02 001****INFORMATION CONTACT: Marian Eisenberg****PHONE NUMBER: 404-371-4922****PURPOSE:**

Application of S M Z Jonesboro, LLC for a Special Land Use Permit to allow an alcohol outlet (beer and wine sales) as part of a proposed 3,277 square foot convenience store within the Hidden Hills Overlay District (Tier 2) and the C-1 (Local Commercial) district in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the northeast intersection of Redan Road and Ashton Oak Circle, approximately 330 feet west of South Hairston Road at 4736 Redan Road in Stone Mountain, Georgia. The property has approximately 181 feet of frontage along Redan Road and 192 feet of frontage along Ashton Oak Circle and contains 0.94 acre.

RECOMMENDATION:**Attachments:** [N8 SMZ Jonesboro SLUP 17 21888](#)

N.9 [2017-1209](#) TA-17-21850 Adoption of the 2018 Zoning Calendar and Resolution.

TA-17-21850 Adoption of the 2018 Zoning Calendar and Resolution.

COMMISSION DISTRICT(S): All Districts

PETITION NO: TA-17-21850

PROPOSED USE: N/A

LOCATION: N/A

PARCEL NO.: N/A

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To adopt the 2018 calendar and resolution for rezoning, land use amendments, special land use permits, major modifications and text amendments. These calendar dates include filing deadlines, advertisement deadlines and dates for meetings and public hearings.

The Resolution is unchanged from 2017. A deadline for hosting the community meeting was added to the calendar.

RECOMMENDATION:

Attachments: [N9 TA 18 21850 2018 Resolution for Calendar-20 cap](#)
[Rezone Calendar](#)
[rezone checklist](#)