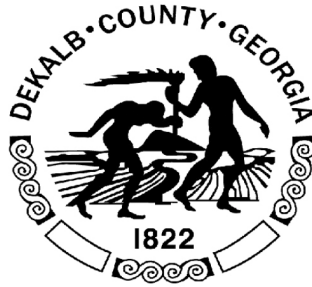


# DeKalb County Government

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



## Agenda

Thursday, November 21, 2019

6:30 PM

### **Board of Commissioners - Zoning Meeting**

Commissioner Jeff Rader, Presiding Officer, District 2  
Commissioner Steve Bradshaw, Deputy Presiding Officer, District 4

Commissioner Nancy Jester, District 1  
Commissioner Jeff Rader, District 2  
Commissioner Larry Johnson, District 3  
Commissioner Steve Bradshaw, District 4  
Commissioner Mereda Davis Johnson, District 5  
Commissioner Kathie Gannon, Super District 6  
Commissioner Lorraine Cochran-Johnson, Super District 7

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

- N2**     [2019-4346](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Cynthia Evans for a Special Land Use Permit (SLUP) to allow for a child day care facility for up to six children in a R-75 (Residential Medium Lot) District, at 1415 Foxhall Lane

**Attachments:** [Recommended Conditions SLUP 19 1243468](#)  
[Staff Report N2 Cynthia Evans SLUP 19 1243468](#)

[\(11/7/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N3**     [2019-4347](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Brookhaven Consultations & Training, LLC for a Special Land Use Permit (SLUP) to allow a home occupation with customer contact in an R-85 (Residential Medium Lot) District, at 1346 Sheffield Drive.

**Attachments:** [SLUP 19 1243486 Staff Report](#)  
[Recommended Conditions](#)

[\(11/7/19 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N4     [2019-4348](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of Dionne Newell to request a Special Land Use Permit (SLUP) to allow a Special Events Facility with late night hours (Pisces Banquet Hall) in Suite 4 & 5 of a multi-tenant commercial building in the C-1 (Local Commercial) District, at 4467 Glenwood Road.

**Attachments:** [Dionne Newell SLUP 19 1243490 staff report](#)  
[SLUP 19 1243490 Conditions](#)

(11/7/19 Planning Commission: [approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting](#))

- N5     [2019-4349](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Ken Wood to rezone properties from C-1 (Local Commercial) District to RSM (Small Lot Residential Mix) District to develop seventy-two single family attached townhomes at a proposed density of 7.97 units per acre, at 6540 & 6556 Covington Highway; 2314 & 2338 Wellborn Road.

**Attachments:** [Recommended Conditions Z 19 1243508](#)  
[N5 Ken Wood Z 19 1243508](#)

(11/7/19 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N6     [2019-4350](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Michael Tchouaffe to request a Special Land Use Permit (SLUP) to allow a Late-Night Establishment within an existing 5,200 square foot building in a C-1 (Local Commercial) District, at 4407 Covington Highway.

**Attachments:** [SLUP 19 1243471 Recommended Conditions](#)  
[N6 SLUP 19 1243471 Michael Tchouaffe revised](#)

(11/7/19 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N7     [2019-4351](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Shy Temple Christian Methodist Episcopal Church for a Special Land Use Permit (SLUP) to demolish an existing sanctuary building and construct a new 10,000 square foot sanctuary building in a R-85 (Residential Medium Lot) District, at 2030 Wesley Chapel Road..

**Attachments:** [SLUP 19 1243513 Staff Report](#)  
[Recommended Conditions](#)

(11/7/19 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N8**     [2019-4352](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Guyana Association of Georgia c/o Mr. Carl Lashley to rezone properties from R-100 (Residential Medium Lot) and RSM (Small Lot Residential Mix) Districts to O-I (Office Institutional) District to allow the development of a cultural facility up to 16,000 square feet, at 1970 & 1978 Panola Road.

**Attachments:** [N8 Recommended Conditions Z 19 1243514](#)  
[Staff Report N8 Guyana Association of Georgia Z 19 1243514](#)

(11/7/19 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N9**     [2019-4353](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Guyana Association of Georgia c/o Mr. Carl Lashley for a Special Land Use Permit (SLUP) to allow the development of a cultural facility up to 16,000 square feet in the O-I (Office Institutional) District, at 1970 & 1978 Panola Road.

**Attachments:** [N9 Recommended Conditions SLUP 19 1243515](#)  
[Staff Report N9 Guyana Association of Georgia SLUP 19 1243515](#)

(11/7/19 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N10**    [2019-4356](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of Phoenix City Holdings, LLC c/o Battle Law P.C. to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to develop sixty-one single family attached townhomes at a proposed density of 5.94 units per acre, at 3792 Harvest Drive.

**Attachments:** [N10 Phoenix City Holdings Z 19 1243522](#)  
[Recommended Conditions Z 19 1243522](#)

(11/7/19 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N11**    [2019-4357](#)    COMMISSION DISTRICT(S): 5 & 7  
Application of Johnny Garcia to rezone property from O-I (Office Institutional) District to C-1 (Local Commercial) District to install an electronic sign, at 4982 Covington Highway.
- Attachments:** [N11 Johnny Garcia Z-19-1243524](#)  
[Recommended Conditions Z-19-1243524](#)
- (11/7/19 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- N12**    [2019-4397](#)    COMMISSION DISTRICT(S): ALL DISTRICTS  
Application of the Director of Planning and Sustainability for a text amendment to amend Table 5.2 to clarify buffer width requirements when adjacent to “R” districts whether adjoining use is single family attached or detached.
- Attachments:** [N12 Dir. P&S width req. TA 19 1243554](#)
- (11/7/19 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- N13**    [2019-4398](#)    COMMISSION DISTRICT(S): ALL DISTRICTS  
Application of the Director of Planning and Sustainability for a text amendment to Article 5.7.5 H: Driveways and Article 5.7.5 N Garages.
- Attachments:** [N13 Dir. P&S Driveway width-front entry garages TA-19-1243555](#)
- (11/7/19 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))
- N14**    [2019-4358](#)    COMMISSION DISTRICT(S): ALL DISTRICTS  
Application of the Director of Planning & Sustainability for a Text Amendment to adopt the 2020 Rezone Calendar & Resolution.
- Attachments:** [N14 Dir. P&S 2020 Rezone Calendar & Resolution TA 19 1243535](#)
- (11/7/19 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))