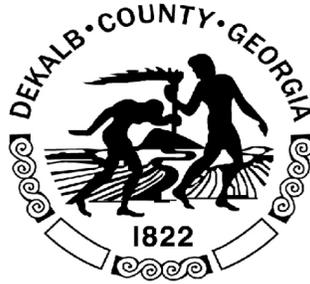


DeKalb County Government

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



Agenda

Thursday, July 30, 2020

5:30 PM

Via Zoom

Board of Commissioners - Zoning Meeting

Commissioner Steve Bradshaw, Presiding Officer, District 4
Commissioner Lorraine Cochran-Johnson, Deputy, District 7

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

Call To Order

Roll Call

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, July 30, 2020 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) DCTVChannel23.TV.

The public is invited to watch the broadcast on DCTV's UStream link (<https://video.ibm.com/channel/dctv-channel-23>), or join the meeting using the Zoom link (<https://dekalbcountyga.zoom.us/j/94883110323>), or by telephone (602-333-0032 or 888-270-9936, conference code: 217687).

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 PublicHearing@dekalbcountyga.gov.

Deferred Cases

- D1** [2020-0083](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sudhir Tejpaul to rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use-4) to HR-1 (High-Density Residential-1) for a multifamily residential building, at 1221 & 4220 S. Indian Creek Place.

Attachments: [Recommended Conditions BOC 5-28-20](#)
[N2 Sudhir Tejpaul Z 20 1243741 5-28-2020 BOC Staff report](#)
[Z 20 1243741 Recommended Conditions July 2020](#)
[Z 20 1243741 Staff Report July 2020](#)
[Z 20 1243741 Reccomended Conditions for July BOC](#)

[\(3/3/20 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

(7/7/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

New Cases

N1 [2020-0598](#) COMMISSION DISTRICT(S): 3 & 6
Application of Kelli Wilson c/o Julie Sellers to rezone properties from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-100 (Residential Medium Lot) zoning to allow a contractor and construction business.

Attachments: [Z 20 1243838 staff report](#)

(7/7/20 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

N2 [2020-0599](#) COMMISSION DISTRICT(S): 3 & 6
Application of DL Properties c/o G Douglas Dillard to rezone property from Tier 5 Bouldercrest Overlay District to Tier 4 Bouldercrest Overlay District and maintain the underlying R-75 (Residential Medium Lot) zoning to allow for a contractor office, at 4388 E. Conley Road.

Attachments: [Z 20 1243839 staff report](#)

(7/7/20 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

N3 [2020-0600](#) COMMISSION DISTRICT(S): 1 & 7
Application of BE3 Holdings LLC c/o Battle Law P.C. to request a modification of zoning conditions of CZ-15-20076 within the RSM (Residential Small Lot Mix) District to allow the construction of four single-family lots by amending conditions #1, #3-7, and by adding three conditions (#9 - 11), at 4575 Chamblee Tucker Road.

Attachments: [N3 CZ-20-1243935 Full Staff Report](#)
[N3 Existing Proposed Changes Recommended Conditions CZ-20-1243935](#)

(7/7/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N4 [2020-0601](#) COMMISSION DISTRICT(S): 5 & 7
Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 160-lot single family detached subdivision at a density of 3.50 units per acre, at 1467, 1503 & 1513 Stephenson Road.

Attachments: [N4 Recommended Conditions Z 20 1243841](#)
[BOC Staff Report N4 Z 20 1243841 Stephenson Road](#)

[\(7/7/20 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- N5 [2020-0602](#) COMMISSION DISTRICT(S): 4 & 7
Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 107 single-family detached residences and 64 single-family attached residences at a density of 4.18 units per acre, at Alford Road & Stephenson Road.

Attachments: [N5 Recommended Conditions Z 20 1243958](#)
[BOC Staff Report N5 Z 20 1243958 Alford Road](#)

[\(7/7/20 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- N6 [2020-0603](#) COMMISSION DISTRICT(S): 5 & 7
Application of CSC Properties LLC to rezone from C-1 (Local Commercial Conditional) District to C-1 (Local Commercial) District to delete all existing conditions pursuant to CZ-13-18509, SLUP-13-18511, and SLUP-13-18512 to develop a multi-tenant commercial development within Tier 1 of the I-20 Overlay District.

Attachments: [N6 Recommended Conditions Z 20 1243955](#)
[BOC Staff Report N6 Z 20 1243955 Wesley Chapel Road](#)

[\(7/7/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N7 [2020-0604](#) COMMISSION DISTRICT(S): 5 & 7
Application of CSC Properties, LLC to request a Special Land Use Permit (SLUP) within Tier 1 of the I-20 Overlay District to allow up to three drive-throughs for a multi-tenant site on property zoned C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.23 Supplemental Regulations of the DeKalb County Code at 2450, 2452, 2470 Wesley Chapel Road & 4292 New Snapfinger Woods Drive.

Attachments: [N7 Recommended Conditions SLUP 20 1243956](#)
[BOC Staff Report N7 SLUP 20 1243956 Wesley Chapel Road](#)
[\(7/7/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N8 [2020-0605](#) COMMISSION DISTRICT(S): 3 & 6
Application of Harold McGlothin for a Special Land Use Permit (SLUP) to allow a Minor Truck Repair establishment within Tier 2 of the Bouldercrest Overlay District and the underlying Light Industrial (M) District in accordance with Section 27-4.2.14.C (Minor Auto Repair Supplemental Regulations) and Section 27-3.39.3 (Permitted Uses) of the Bouldercrest Overlay District, at 3468 Moreland Avenue.

Attachments: [SLUP 20 1243957 Recommended Conditions](#)
[SLUP 20 1243957 Staff report](#)
[\(7/7/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N9 [2020-0606](#) COMMISSION DISTRICT(S): 5 & 7
Application of Venture Communities LLC c/o Dunlavy Law Group, LLC to request a major modification of zoning conditions pursuant to Z-07-13334 and CZ-04-111 to allow 38 townhomes within the MU-4 (Mixed Use High Density) District and Tier 2 of the I-20 Overlay District at 2620 Shell Bark Road and 2641 Acuity Way.

Attachments: [CZ 20 1243960 Recommended Conditions](#)
[CZ 20 1243960 Staff Report](#)
[CZ 20 1243960 PC Conditions 7-7-20](#)
[\(7/7/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N10** [2020-0607](#) COMMISSION DISTRICT(S): 3 & 6
Application of Stark Haus to rezone property from R-75 (Single-Family Residential-75) to MR-2 (Medium Density Residential-2) to allow four single-family attached townhomes, at 2017 Memorial Drive.
- Attachments:** [Z 20 1243968 Recommended Conditions \(003\)](#)
[Stark Haus Z 20 1243968 Revised Staff Report](#)
[Applicant Presentation](#)
- (7/7/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- N11** [2020-0608](#) COMMISSION DISTRICT(S): 4 & 7
Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop 26 townhome units at a density of 4 units per acre, at 1347 Bermuda Road.
- Attachments:** [Z 20 1243972 Staff report](#)
- (7/7/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- N12** [2020-0609](#) COMMISSION DISTRICT(S): 3 & 7
Application of Stark Haus to rezone property from R-75 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow six urban single-family detached homes at 2043 Columbia Drive.
- Attachments:** [Z 20 1243977 Staff Report](#)
[Z 20 1243977 Recommended Conditions](#)
- (7/7/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- N13** [2020-0610](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-4 (Mixed Use- 4) and MU-5 (Mixed Use-5) Districts and Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County, to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 Districts, and for other purposes.
- Attachments:** [Vet Clinic Ordinance TA-20-1244029 Staff Report](#)

(7/7/20 Planning Commission: approval per staff recommendation to the PECS-Planning, Economic Development & Community Services Committee)