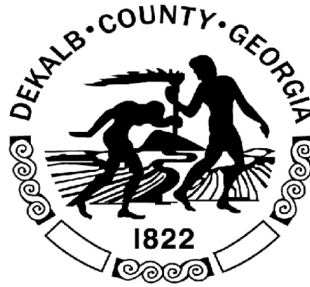


DeKalb County Government

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



Agenda

Thursday, March 25, 2021

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 Robert Patrick, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Ted Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, March 25, 2021 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 DCTV's webpage, and on DCTVChannel23.TV. <https://video.ibm.com/channel/dctv-channel-23>

TO participate and Join from PC, Mac, Linux, iOS or Android: or
<https://dekalbcountyga.zoom.us/j/94883110323> Or Telephone: Dial: USA 602 333 0032 USA 8882709936
(US Toll Free) 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

Call To Order

Roll Call

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.

Deferred Cases

- D1** [2020-1175](#) COMMISSION DISTRICT(S): 3 & 6
Application of the Director of Planning and Sustainability to amend Section 27-3.39.3 (Permitted Uses and Structures), Section 27-9.1.3 (Definitions), and create Section 27-3.39.8 (Supplemental Regulations) of the Bouldercrest-Cedar Grove-Moreland Overlay District.

Attachments: [TA-20-1244234 Staff Report March 2021](#)

[TA 20 1244234 Final Staff 10 28 20 FINAL](#)

[\(11/5/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(11/19/20 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(3/2/21 Planning Commission: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- D2** [2020-1184](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.

Attachments: [TA-20-1244277 Self storage staff report March 2021 BOC](#)

(11/5/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/19/20 Board of Commissioners - Zoning Meeting: Full cycle deferral to the PECS-Planning, Economic Development & Community Services Committee)

(1/7/21 Planning Commission: Full cycle deferral per staff recommendation 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: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting)

- D3** [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: [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)

New Cases

- N1 [2021-2108](#) COMMISSION DISTRICT(S): All Districts
Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.

Attachments: [TA-21-1244539 Staff Report March 2021](#)
[Resolution_5YR_Update_Comp Plan](#)

[\(3/2/21 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- N2 [2021-2109](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Neighborhood Center (NC) to allow the construction of single-family attached townhomes, at 3581 Rockbridge Road.

Attachments: [LP-21-1243933 Staff Report March 2021](#)
[Gateway West](#)
[Proposed CA Changes](#)

[\(3/2/21 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N3 [2021-2110](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes, at 3581 Rockbridge Road.

Attachments: [Z-21-1243934 Staff Report March 2021 BOC](#)

[\(3/2/21 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N4 [2021-2111](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sang Gloamy L Morris to amend the Land Use Plan on property from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow a range of commercial uses, at 5011 Covington Highway.

Attachments: [LP-21-1244555 Staff Report March 2021](#)

[\(3/2/21 Planning Commission: withdrawal per the applicant's request to the Board of Commissioners - Zoning Meeting\)](#)

- N5 [2021-2112](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sang Gloamy L Morris to rezone property from R-85 (Residential-Medium Lot-85) District to C-2 (General Commercial) District to allow a range of commercial uses, at 5011 Covington Highway.
- Attachments:** [Z-21-1244408 Staff Report March BOC 2021](#)
[Z-21-1244408 2021-2112 Conditions-BOC](#)
- (3/2/21 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- N6 [2021-2113](#) COMMISSION DISTRICT(S): 5 & 7
Application of Joseph Cooley, Esq. to amend the Future Land Use Plan from Suburban (SUB) to Light Industrial (LIND) to allow for future light industrial and/or commercial uses, at 2346 Pine Mountain Street.
- Attachments:** [LP-21-1244580 Staff Report March 2021](#)
- (3/2/21 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
- N7 [2021-2114](#) COMMISSION DISTRICT(S): 5 & 7
Application of Joseph Cooley, Esq. to rezone property from RE (Residential Estate) District to M (Light Industrial) District to allow a warehouse/office use, at 2346 Pine Mountain Street.
- Attachments:** [Z-21-1244581 Recommended Conditions March 2021 BOC](#)
[Z-21-1244581 Staff Report March 2021 BOC](#)
- (3/2/21 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
- N8 [2021-2115](#) COMMISSION DISTRICT(S): 2 & 6
Application of the Director of Planning and Sustainability to adopt an update to the Briarcliff Node of the North Druid Hills Livable Centers Initiative Plan.
- Attachments:** [20210217_Draft North Druid Hills LCI Update](#)
[NDH Briarcliff Node_LCI_Resolution](#)
- (3/2/21 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- N9** [2021-2116](#) COMMISSION DISTRICT(S): 2 & 6
Application of The Allen Morris Company to rezone properties from RSM (Small Lot Residential Mix) and R-85 (Residential-Medium Lot-85) District to HR-2 (High Density Residential-2) District to allow multi-family apartments, at 2490 North Druid Hills Road.

Attachments: [Z-21-1244535 Staff Report March 2021](#)

(3/2/21 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N10** [2021-2117](#) COMMISSION DISTRICT(S): 5 & 7
Application of Aisha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.

Attachments: [LP-21-1244541 Staff Report March 2021](#)

(3/2/21 Planning Commission: [No recommendation to the Board of Commissioners - Zoning Meeting](#))

- N11** [2021-2118](#) COMMISSION DISTRICT(S): 5 & 7
Application of Aisha Thomas to rezone property from M (Light Industrial) District to MR-1 (Medium Density Residential-1) District to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.

Attachments: [Z-21-1244542 Staff Report March 2021](#)

(3/2/21 Planning Commission: [No recommendation to the Board of Commissioners - Zoning Meeting](#))

- N12** [2021-2119](#) COMMISSION DISTRICT(S): 4 & 7
Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, international visitor guest house, gymnasium, educational garden, grounds keeper quarters, and religious education facilities, at 5942 Rockbridge Road.

Attachments: [SLUP-21-1244249 Staff Report March 2021](#)

(3/4/21 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N13** [2021-2120](#) COMMISSION DISTRICT(S): 4 & 6
Application of Inline Communities LLC c/o Battle Law to rezone properties from R-75 (Residential-Medium Lot-75) and MR-2 (Medium Density Residential-2) District to RSM (Small Lot Residential Mix) District to construct townhomes and single-family detached residences, at 671 Northern Avenue.

Attachments: [Z-21-1244531 Staff Report March 2021](#)

(3/4/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- N14** [2021-2121](#) COMMISSION DISTRICT(S): 2 & 6
Application of Glory Be, Inc. requesting a Special Land Use Permit (SLUP) to allow a Home Occupation with Customer Contact (hair salon) within an existing single-family home in the R-100 (Residential-Medium Lot-100) District, at 2047 North Ridgeway Road.

Attachments: [SLUP-21-1244540 Recommended Conditions](#)
[SLUP-21-1244540 Staff Report March 2021 BOC](#)

(3/4/21 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N15** [2021-2122](#) COMMISSION DISTRICT(S): 5 & 7
Application of Mustaq Moosa to rezone properties from R-100 (Residential-Medium Lot-100) District to C-1 (Local Commercial) District to construct a convenience store with accessory fuel pumps and alcohol outlet, at 1762 Panola Road.

Attachments: [Z 21 1244544 Staff Report March BOC 2021](#)
[Recommended Conditions Z 21 1244544](#)

(3/4/21 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

- N16** [2021-2123](#) COMMISSION DISTRICT(S): 5 & 7
Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow fuel pumps as an accessory use in the C-1 (Local Commercial) District, at 1762 Panola Road.

Attachments: [SLUP 21 1244547 Staff Report March BOC 2021](#)
[Recommended Conditions SLUP 21 1244547](#)

(3/4/21 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)

- N17** [2021-2124](#) COMMISSION DISTRICT(S): 5 & 7
Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow alcohol sales as an accessory use in the C-1 (Local Commercial) District, at 1762 Panola Road.
- Attachments:** [SLUP 21 1244548 Staff Report March BOC 2021](#)
[Recommended Conditions SLUP 21 1244548](#)
- (3/4/21 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
- N18** [2021-2125](#) COMMISSION DISTRICT(S): 2 & 6
Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District, at 1923 Clairmont Road.
- Attachments:** [SLUP-21-1244574 Recommended Conditions](#)
[SLUP 21 1244574 Staff Report March 2021 BOC](#)
- (3/4/21 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
- N19** [2021-2126](#) COMMISSION DISTRICT(S): 5 & 7
Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District, at 4552 Dorset Circle.
- Attachments:** [SLUP-21-1244575 Recommended Conditions](#)
[SLUP-21-1244575 Staff Report March 2021](#)
- (3/4/21 Planning Commission: [deferred to the Board of Commissioners - Zoning Meeting](#))
- N20** [2021-2127](#) COMMISSION DISTRICT(S): 3 & 6
Application of AC Johnson to rezone property from R-100 (Residential-Medium Lot-100) to RSM (Small-Lot Residential Mix) to allow a townhome development, at 2670 Clifton Springs Road.
- Attachments:** [Z-21-1244587 Recommended Conditions](#)
[Z-21-1244587 Staff Report March 2021](#)
- (3/4/21 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))