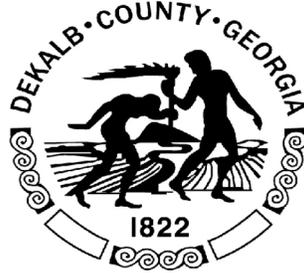


DeKalb County Government

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



Summary

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

Staff Present: Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

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

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.

Deferred for 60 days, until May 25, 2021 for Public Hearing

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.

Approved

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.

Deferred for two Full Cycles , until July 29, 2021

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Withdrawn without prejudice

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.

Approved per staff's conditions

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.

Denied

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.

Denied

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.

Approved the version of the plan dated March 23, 2021

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.

Deferred, until April 27, 2021 for Public Hearing

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Approved with (4) staff's conditions

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.

Withdrawn without prejudice

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.

Withdrawn without prejudice

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.

Withdraw without prejudice

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Deferred for a Full Cycle, until May 27, 2021

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.

Deferred for 30 days, until April 27, 2021 for Public Hearing

POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY IN COUNTY SERVICES.

DeKalb County Government does not discriminate against qualified individuals with disabilities or exclude them from participating in or receiving benefits of its services, programs, or activities, based on disability. Janet Essix, DeKalb County Government's Employee Relations Manager and ADA Coordinator, is designated to coordinate the County's compliance with Part 35 of the Department of Justice regulations regarding the Americans with Disabilities Act. Janet Essix may be contacted at 1300 Commerce Drive, 1st Floor, Decatur, GA 30030, 404.371.2309, to request information about access for persons with disabilities to County services, programs and activities, or to discuss a grievance regarding an impediment to such access. Ten days' notice is requested for special accommodations.