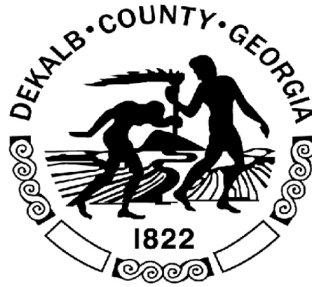


# DeKalb County Government

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



## Agenda

Tuesday, January 5, 2021

5:30 PM

Via Zoom

## Planning Commission

Chairperson Tess Snipes  
Co-Chair Jon West  
Member April Atkins  
Member Jana Johnson  
Member Gwendolyn McCoy  
Member Vivian Moore  
Member LaSonya Osler  
Member Edward Patton  
Member H. Paul Womack Jr.

## Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, January 5, 2021 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to watch the broadcast on DCTV's UStream link <https://video.ibm.com/channel/dctv-channel-23> Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/94261560575> Or Telephone: Dial: USA 8882709936 (US Toll Free) Conference code: 934462

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 [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

## Roll Call

### New Cases

[2020-1531](#) COMMISSION DISTRICT(S): 3 & 6  
Application of Williams Teusink LLC c/o Kyle Williams to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 1/M (Light Industrial) District to M (Light Industrial) District to allow for a truck parking lot (Transportation Equipment Storage) and an accessory vocational school (outdoor truck driver training related to maneuvering and parking), at 1795 Constitution Road.

**Attachments:** [Z-21-1244232 Williams Teusink staff report](#)

[2020-1532](#) COMMISSION DISTRICT(S): 1 & 7  
Application of Corporation of Mercer University c/o Battle Law PC to request a Special Land Use Permit to allow up to five stories in building height for any future development on the Mercer University Campus in the O-I (Office Institutional) District, 2930 Flowers Road.

**Attachments:** [Mercer University Staff Report SLUP-21-1244383](#)

[2020-1534](#) COMMISSION DISTRICT(S): 5 & 7  
Application of LandLife LLC c/o Battle Law, P.C. for a request to modify the conditions of zoning pertaining to CZ-07-12945 in the MU-1 (Mixed Use- 1) and MU-4 (Mixed Use - 4) zoning district to eliminate the zoning condition requiring senior apartments, 1688 Rock Chapel Road.

**Attachments:** [CZ 21 1244384 Staff Report](#)  
[Z-21-1244384 Recommended Conditions](#)

[2020-1535](#) COMMISSION DISTRICT(S): 3 & 7  
Application of Memorial Properties for a Special Land Use Permit (SLUP) to allow for the construction of a 15.6-foot high, 634 square foot mausoleum structure in an existing cemetery in the R-75 (Residential Medium Lot) District, at 4085 Glenwood Road.

**Attachments:** [SLUP-21-124483 Staff Report](#)  
[SLUP-21-1244387 Recommended Conditions](#)

[2020-1536](#) COMMISSION DISTRICT(S): 3 & 7  
Application of Urban Retail LLC c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to redevelop the existing gas station with a new convenience store with fuel pumps in the C-1 (Local Commercial) District, at 4845 Flat Shoals Parkway.

**Attachments:** [N5 SLUP 21 1244388 Recommended Conditions](#)  
[N5 SLUP-21-1244388 Urban Retail LLC staff report](#)

[2020-1537](#) COMMISSION DISTRICT(S): 3 & 7  
Application of Urban Retail LLC c/o Battle Law, P.C. to request a Special Land Use Permit (SLUP) to redevelop the existing gas station with a new convenience store and an accessory alcohol outlet in the C-1 (Local Commercial) District, 4845 Flat Shoals Parkway.

**Attachments:** [N6 SLUP 21 1244389 Recommended Conditions](#)  
[Urban Retail LLC SLUP 21 1244389 staff report](#)

[2020-1538](#) COMMISSION DISTRICT(S): 3 & 7  
Application of Brian C. Morris to rezone property from O-I (Office Institutional) to RSM (Small Lot Residential Mix) to allow the construction of a single-family home, at 1548 Line Street.

**Attachments:** [N7 Z-21-1244391 PC Staff Report](#)

[2020-1539](#) COMMISSION DISTRICT(S): 2 & 6  
Application of The Church in Atlanta Inc c/o Dennis Webb, Jr. to request a Special Land Use Permit (SLUP) to rebuild and expand a Place of Worship in the R-100 (Single-family Residential) District, at 2345 Shallowford Road.

**Attachments:** [SLUP-21-244393-Recommend Conditions](#)  
[SLUP-21-1244393 Staff Report](#)

[2020-1541](#) COMMISSION DISTRICT(S): 5 & 7  
Application of JVCL, LLC to request a rezoning from R-85 (Single-Family Residential) to C-1 (Light Commercial) District to allow a range of commercial uses, at 5021 Covington Highway.

**Attachments:** [Z-21-1244398 2020-1541 Recommended Conditions](#)  
[Staff report Z-21-1244398 2020-1541](#)

[2020-1542](#) COMMISSION DISTRICT(S): 2 & 6  
Application of Julie Sellers to request a Special Land Use Permit (SLUP) to allow drive-through restaurant within an existing vacant building in the C-1 (Local Commercial) District in accordance with Section 27-4.2.23 (Supplemental Regulations) of the zoning ordinance, at 3033 N. Druid Hills Road.

**Attachments:** [Staff Report SLUP-21-1244417](#)  
[SLUP-21-1244417 Recommended Conditions](#)