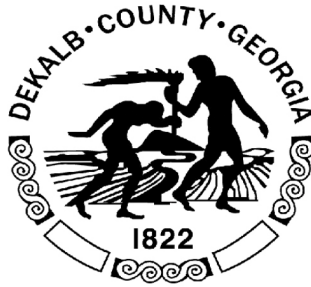


DeKalb County Government

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



Agenda - Final

Tuesday, March 6, 2018

6:30 PM

Manuel J. Maloof Auditorium

Planning Commission

Chairperson Tess Snipes
Vice Chair Marcus Butts
Member April Atkins
Member Jerome Edmondson
Member Jana Johnson
Member Vivian Moore
Member LaSonya Osler
Member Jon West
Member H. Paul Womack Jr.

Call To Order**Roll Call****Deferred Cases**

D1 [2017-1204](#) COMMISSION DISTRICT(S): 2 & 6
D1. CZ 17 21855 BOC - The Madison.

COMMISSION DISTRICT(S): 2 & 6

D1. CZ 17 21855 BOC - The Madison.

PETITION NO: CZ-17-21855

PROPOSED USE: Change condition to increase allowed density.

LOCATION: 2696 North Druid Hills Road

PARCEL NO.: 18-151-01-004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

A Major Modification to a zoning condition for the Madison (f.k.a.Viera Briarcliff Apartment Homes) pursuant to CZ-85101, to increase the maximum allowed density from 10 units per acre to 10.23 units per acre, to reflect removal of two undeveloped parcels from the development acreage. The property is located on the north side of North Druid Hills Road, approximately 168 feet west of Berkeley Lane, at 2696 North Druid Hills Road, Atlanta. The property has approximately 820 feet of frontage on North Druid Hills Road and 720 feet of frontage on Georgiana Drive and Beacon Hill Boulevard, and contains 48.95 acres.

RECOMMENDATIONS:

Attachments: [Recommended Conditions](#)

[2017 9.26 Item 2017-0813 Martha Gross](#)

[CZ-85101](#)

[D2 CZ 17 21855 Staff Report](#)

[\(11/2/17 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting\)](#)

(11/14/17 Board of Commissioners - Zoning Meeting: withdrawn)

D2 [2018-1508](#) COMMISSION DISTRICT(S): 3 & 6
D2. Z 18 21945 Benjamin Leininger

COMMISSION DISTRICT(S): 3 & 6
D2. Z 18 21945 Benjamin Leininger

PETITION NO: Z-18-21945

PROPOSED USE: New House

LOCATION: 211 South Howard Street, Atlanta

PARCEL NO.: 15-179-06-062

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from the R-75 (Single-Family Residential) district to the R-60 (Single-Family Residential) district, to allow a lot split and construction of a single-family house on the resulting new lot. The property is located at the southwest corner of South Howard Street and Memorial Drive, at 211 South Howard Street, Atlanta. The property has approximately 100 feet on the west side of South Howard Street and approximately 184 feet on the south side of Memorial Drive and contains 0.4 acre.

RECOMMENDATIONS:

Attachments: [Z 18 21945 Staff Report](#)
[Recommended Conditions](#)

(1/9/18 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners)

(1/23/18 Board of Commissioners - Zoning Meeting: deferred.)

D3 [2017-1486](#) COMMISSION DISTRICT(S): 4 & 7
D3 Z-18-21931 Gail Mooney

COMMISSION DISTRICT(S): 4 & 7
D3 Z-18-21931 Gail Mooney

PETITION NO: Z-18-21931

PROPOSED USE: 44-Lot Single-Family Subdivision

LOCATION: 1135 South Deshon Road

PARCEL NO.: 16-130-01-004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone from R-100 (Residential Medium Lot) District to R-60 (Residential Small Lot) District to develop a 44-lot single-family detached residential subdivision. The property is located on the west side of South Deshon Road, across from Deshon Ridge Drive at 1135 South Deshon Road, Lithonia, Georgia. The property has approximately 1,100 feet of frontage along South Deshon Road and contains 13.66 acres.

RECOMMENDATION:

Attachments: [D3 Z 18 21931 Recommended Conditions](#)

[D3 Z 18 21931 Gail Mooney Staff Report](#)

[\(1/9/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners\)](#)

[\(1/23/18 Board of Commissioners - Zoning Meeting: deferred\)](#)

New Cases

N1 [2018-1566](#) COMMISSION DISTRICT(S): 2 & 6
N1 Z-18-22037 Jay Gipson.

COMMISSION DISTRICT(S): 2 & 6

N1 Z-18-22037 Jay Gipson.

PETITION NO: Z-18-22037

PROPOSED USE: convenience store, auto fuel pumps, alcohol sales, drive-through restaurant & auto repair

LOCATION: Northwest intersection of Briarcliff Road and Clairmont Road

PARCEL NO.: 18-196-04-029, 033, 034, 035, 036, 037, 039, 040 & 041

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from C-2 (General Commercial) District and C-1 (Local Commercial) District to C-1 (Local Commercial) District to develop a RaceTrac convenience store with accessory auto fuel pumps and alcohol sales; a drive-through restaurant; and minor auto repair in accordance with Section 27-4.1 Use Table of the DeKalb County Code. The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.68 acres.

RECOMMENDATION:

Attachments: [N1 Z 18 22037 Recommended Conditions](#)
[N1 Jay Gipson Z 18 22037 Staff Report](#)

N2 [2018-1590](#) COMMISSION DISTRICT(S): 2 & 6
N2 SLUP-18-22035 Jay Gipson

COMMISSION DISTRICT(S): 2 & 6

N2 SLUP-18-22035 Jay Gipson

PETITION NO: SLUP-18-22035

PROPOSED USE: Auto Fuel Pumps Accessory to RaceTrac Convenience Store

LOCATION: Northwest corner of Briarcliff Road and Clairmont Road

PARCEL NO.: 18-196-04-029, 033, 034, 035, 037, 038, 039, 040 & 041

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SLUP) to allow fuel pumps accessory to a RaceTrac convenience store in a C-1 (Local Commercial) District. The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.85 acres.

RECOMMENDATION:

Attachments: [N2 SLUP 22035 Recommended Conditions](#)
[N2 Jay Gipson SLUP 18 22035 Staff Report](#)

N3 [2018-1591](#) COMMISSION DISTRICT(S): 2 & 6
N3 SLUP-18-22038 Jay Gipson

COMMISSION DISTRICT(S): 2 & 6

N3 SLUP-18-22038 Jay Gipson

PETITION NO: SLUP-18-22038

PROPOSED USE: Alcohol Outlet (Beer & Wine Sales Only) Accessory to
RaceTrac Convenience Store

LOCATION: Northwest corner of Briarcliff Road & Clairmont Road

PARCEL NO.: 18-196-04-029, 033, 034, 035, 036, 037, 038, 039, 040 & 041

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SPLUP) to an alcohol outlet (beer & wine sales only) accessory to a RaceTrac convenience store in a C-1 (Local Commercial) District. The property is located on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, and 2814 Clairmont Road and 3068, 3070, and 3080 Briarcliff Road in Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Briarcliff Road and contains 3.85 acres.

RECOMMENDATION:

Attachments: [N3 SLUP 18 22038 Recommended Conditions](#)
[N3 Jay Gipson SLUP 18 22038 Staff Report](#)

N4 [2018-1592](#) COMMISSION DISTRICT(S): 2 & 6
N4 SLUP-18-22039 Jay Gipson

COMMISSION DISTRICT(S): 2 & 6

N4 SLUP-18-22039 Jay Gipson

PETITION NO: SLUP-18-22039

PROPOSED USE: Wendy's Restaurant with Drive-Through Window

LOCATION: Northwest corner of Briarcliff Road and Clairmont Road

PARCEL NO.: 18-196-04-029, 033, 034, 035, 037, 038, 039, 040 & 041

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To request a Special Land Use Permit (SLUP) to allow a Wendy's drive-through restaurant in conjunction with a proposed multi-commercial development on the northwest corner of Briarcliff Road and Clairmont Road at 2778, 2794, 2804, 2806, 2810, 2814 Clairmont Road and 3068, 3070, 3080 Briarcliff Road, Atlanta, Georgia. The property has approximately 669 feet of frontage along the west side of Clairmont Road and 324 feet of frontage along the north side of Clairmont Road and contains 3.85 acres.

RECOMMENDATION:

Attachments: [N4 SLUP 18 22039 Recommended Conditions](#)
[N4 Jay Gipson SLUP 18 22039 Staff Report](#)

N5 [2018-1637](#) **COMMISSION DISTRICT(S): 3 & 6**
SLUP 18 21929 Korey Meadows .

COMMISSION DISTRICT(S): 3 & 6

SLUP 18 21929 Korey Meadows .

PETITION NO: SLUP 18 21929

PROPOSED USE: Crematorium

LOCATION: 3146 & 3162 Moreland Avenue

PARCEL NO.: 15 018 03 002 & 15 018 03 003

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

for a Special Land Use Permit (SLUP) to allow a 4,125 square foot crematorium within an existing building and a proposed 525 square foot expansion within Tier 4, Gateway 2 of the Bouldercrest-Cedar Grove-Moreland Overlay District and the M (Industrial) district.

RECOMMENDATION:

N6 [2018-1565](#) COMMISSION DISTRICT(S): 3 & 6
N.6 Sexton Enterprises, Inc.

COMMISSION DISTRICT(S): 3 & 6
N.6 Sexton Enterprises, Inc.

PETITION NO: LP-18-21940

PROPOSED USE: Application to Amend the Future Land Use Map from TN
(Traditional Neighborhood) to LIND (Light Industrial) for continued use as
tractor-trailer parking.

LOCATION: 1093 Pluma Drive & 1040 Key Road

PARCEL NO.: 15 081 03 024 & 15 081 03 031

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Sexton Enterprises Inc. to amend the Future Land Use Map from the TN (Traditional Neighborhood) designation to the LIND (Light Industrial) designation. The property is located on the south side of Pluma Drive and the west side of Melrose Avenue at 1093 Pluma Drive and the north side of Key Road at 1040 Key Road. The property has approximately 448 feet of frontage along the south side of Pluma Drive, 330 feet of frontage along Melrose Avenue and 50 feet of frontage along the rear property line of 1038 Key Road at 1040 Key Road and contains 4.33 acres.

RECOMMENDATION:

Attachments: [N6 Sexton Enterprises LP 18 21940](#)

N7 [2018-1562](#) COMMISSION DISTRICT(S): 3 & 6
N7 Z-18-21941 Sexton Enterprises Inc.

COMMISSION DISTRICT(S): 3 & 6

N7 Z-18-21941 Sexton Enterprises Inc.

PETITION NO: Z-18-21941

PROPOSED USE: Tractor Trailer Parking; Auto repair for tractor trailers & Diesel mechanic shop

LOCATION: Pluma Drive, Melrose Avenue, Key Road & Moreland Avenue

PARCEL NO.: 15-081-03-002, 014, 016, 018, 019, 020, 024 & 031

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from the R-75 (Residential Medium Lot) District and the C-2 (General Commercial) District to M (Light Industrial) District to allow rental parking for tractor trailers, tire repair and replacement for tractor trailers and a diesel mechanic shop. The property is located on the south side of Pluma Drive at 1017, 1033, 1039 & 1093 Pluma Drive; the west side of Melrose Avenue; the north side of Key Road at 1040 Key Road; and the east side of Moreland Avenue at 2150, 2158 and 2146 Moreland Avenue, Atlanta, Georgia. The property has approximately 1,121 feet of frontage along the south side of Pluma Drive; approximately 337 feet of frontage along the west side of Melrose Avenue; approximately 50 feet of frontage along the rear property line of 1038 Key Road; and approximately 350 feet of frontage along the east side of Moreland Avenue and contains 12.99 acres.

RECOMMENDATION:

Attachments: [N7 Sexton Enterprises Inc Z 18 21941 Staff Report](#)

N8 [2018-1639](#) COMMISSION DISTRICT(S): 3 & 7
SLUP 18 22029 Sunny Gangwal.

COMMISSION DISTRICT(S): 3 & 7
SLUP 18 22029 Sunny Gangwal.

PETITION NO: SLUP 18 22029

PROPOSED USE: Alcohol Outlet

LOCATION: 2100 Candler Road Suite A

PARCEL NO.: 15 151 05 011

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

for a Special Land Use Permit to allow an alcohol outlet (beer and wine sales) as part of a proposed 1,984 square foot convenience store within Suite A of the Candler Square Shopping Center in the Interstate 20 Overlay District (Tier 2) and the C-1 (Local Commercial) district in accordance with Section 27-4.1 Use Table of the DeKalb County Code.

RECOMMENDATION:

N9 [2018-1537](#) COMMISSION DISTRICT(S): 4 & 6
N9. Z 18 22040 LDG Development, LLC

COMMISSION DISTRICT(S): 4 & 6
N9. Z 18 22040 LDG Development, LLC
PETITION NO: Z-18-22040

PROPOSED USE: 244 Multi-Family Units

LOCATION: 3337, 3345, 3353, 3361, 3367 & 3375 Kensington Road

PARCEL NO.: 15-250-06-001 through 15-250-06-006

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

To rezone property from R-75 (Residential Medium Lot) District and O-I (Office-Institutional) District to HR-3 (High-Density Residential) District for development of 244 multi-family units at a density of 86 units per acre. The property is located on the south side of Kensington Road, approximately 303 feet east of the southeast intersection of Covington Highway and Kensington Road at 3337, 3345, 3353, 3361, 3367 and 3375 Kensington Road, Decatur, Georgia. The site has approximately 559.5 feet of frontage along the south side of Kensington Road and contains 2.83 acres.

RECOMMENDATION:

Attachments: [Z-18-22040 Staff Reports](#)

N10 [2018-1638](#) COMMISSION DISTRICT(S): 5 & 7
SLUP 18 22032 Marlyn Wallace.

COMMISSION DISTRICT(S): 5 & 7
SLUP 18 22032 Marlyn Wallace.

PETITION NO: SLUP 18 22032

PROPOSED USE: Personal Care Home

LOCATION: 2053 South Stone Mountain Lithonia Road

PARCEL NO.: 16 100 06 004

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

to request a Special Land Use Permit (SLUP) to allow a personal care home for 6 residents within the R-100 (Residential Medium Lot) District, in accordance with Chapter 27-Article 4.1 Use Table and Sections 4.2.41.A & B of the DeKalb County Code.

RECOMMENDATION:

N11 [2018-1644](#) COMMISSION DISTRICT(S): 5 & 7
N11. CZ 18 22045 Paul Girardeau

COMMISSION DISTRICT(S): 5 & 7

N11. CZ 18 22045 Paul Girardeau

PETITION NO: CZ-18-22045

PROPOSED USE: Trade contractors' offices with accessory storage

LOCATION: The east side of a private drive that parallels Snapfinger Road, approximately 59 feet south of Beech Valley Lane, at 3138, 3158, 3224, 3220, 3224, and 3234 Snapfinger Road, Decatur. The property has approximately 1,366.79 feet of frontage on the east side of a private drive that parallels Snapfinger Road and contains 10.63 acres.

PARCEL NO.: 15-065-01-002, -036, -037 and 15-096-02-002, -008, -009, -010, -071

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of Paul Girardeau for a Major Modification of conditions of zoning pursuant to CZ-07-3899, to allow development of trade contractor's offices with accessory indoor storage, on property zoned C-1 (Local Commercial). The property is located on the east side of a private drive that parallels Snapfinger Road, approximately 59 feet south of Beech Valley Lane, at 3138, 3158, 3224, 3220, 3224, and 3234 Snapfinger Road, Decatur. The property has approximately 1,366.79 feet on the east side of a private drive that parallels Snapfinger Road and contains 10.63 acres.

RECOMMENDATIONS:

Attachments: [CZ 18 22045 Staff Report](#)

[RECOMMENDED CONDITIONS](#)

N12 [2018-1645](#) COMMISSION DISTRICT(S): 3 & 6
N12. TA 18 22052 BOC- Bldrcrst-CdrGrove-Morelnd Overlay Tier 5

COMMISSION DISTRICT(S): 3 & 6

N12. TA 18 22052 BOC- Bldrcrst-CdrGrove-Morelnd Overlay Tier 5

PETITION NO: TA-18-22052

PROPOSED USE: Amend Bouldercrest-Cedar Grove-Moreland Overlay District

Tier 5 to Allow Day Care Facilities as a SLUP.

LOCATION: All properties in Tier 5

PARCEL NO.: Various.

INFORMATION CONTACT: Marian Eisenberg

PHONE NUMBER: 404-371-4922

PURPOSE:

Application of DeKalb County Board of Commissioners for a text amendment to the Bouldercrest-Cedar Grove-Moreland Overlay District to amend the Table of Uses to allow child day care facility as a permitted use with a Special Land Use Permit (SLUP) in Tier 5, and for other purposes.

RECOMMENDATIONS:

Attachments: [N12 BOC Bldrcrs-CedarGrv-Mrlnd Ovrly TA 18 22052](#)