DeKalb County Government

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

Agenda

Thursday, September 1, 2022

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Co-Chair Jon West
Member Lauren Blaszyk (Dist. 1)
Member April Atkins (Dist. 2)
Member Vivian Moore (Dist. 3)
Member LaSonya Osler (Dist. 4)
Member Jan Costello (Dist. 5)
Member Jana Johnson (Dist. 6)
Member Edward Patton (Dist. 7)

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, September 1, 2022 at 6:00 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android:
Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/s/86330344636
Or Telephone Dial: USA 8882709936 (US Toll Free) Conference code: 691303

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 10 minutes of time for citizens to speak in favor of an agenda item, and 10 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

Call To Order

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 10 minutes of testimony will be allocated for the applicant and those in support of the application. 10 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight’s agenda will be heard at a public hearing before the Board of Commissioners on Tuesday, October 4, 2022 @ 5:30 p.m., via Zoom.

Roll Call

Defered Cases

D1 2022-1487

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to amend Article 2 (District Regulations) and to amend Article 5 (Site Design and Building Form Standards) to increase the maximum building height allowed in the OD (Office Distribution) Zoning District, with limitations. This text amendment is County-wide.

Attachments: TA-22-1245671 Sept 2022 Staff Report OD Bldg Height
TA-22-1245671 May 2022 Staff Report OD Bldg Height

(5/5/22 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/26/22 Board of Commissioners - Zoning Meeting: deferred for 30 days to the Board of Commissioners)

(6/28/22 Board of Commissioners: deferred for a full cycle to the Board of Commissioners)

D2 2022-1481

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of AK Memorial Shopping Center, LLC to amend the future land use map from NC (Neighborhood Center) to CRC (Commercial Redevelopment Corridor) Character Area to allow for film/movie/tv production studios, at 5615 Memorial Drive..

Attachments: LP-22-1245669 Sept 2022 Staff Report 5615 Memorial Dr

(5/5/22 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/26/22 Board of Commissioners - Zoning Meeting: deferred for 30 days to the Board of Commissioners)

(6/28/22 Board of Commissioners: deferred for a full cycle to the Board of Commissioners)

D3 2022-1482 COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of AK Memorial Shopping Center, LLC to rezone properties from C-1 (Local Commercial) to OD (Office Distribution) Zoning District to allow for OD (Office Distribution) uses, which may include film/movie/tv production studios., at 5615 Memorial Drive.

Attachments: Z-22-1245670 Staff Report Sept 2022 5615 Memorial Dr
2022-1482 Recommended BOC Conditions_8-22-22
Z-22-1245670 Recommended Conditions May BOC 2022
Z-22-1245670 Staff Report May BOC 2022 5615 Memorial Dr

(5/5/22 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/26/22 Board of Commissioners - Zoning Meeting: deferred for 30 days to the Board of Commissioners)

(6/28/22 Board of Commissioners: deferred for a full cycle to the Board of Commissioners)

New Cases

N1 2022-1906 COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability to adopt a 5-year Update to the DeKalb County 2050 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. The property is located on within the areas of unincorporated DeKalb County. This text amendment is County-wide.

Attachments: N1. DeKalb 2050 Comprehensive Land Use Plan 2022_08_08_

N2 2022-1907 COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Charles F. Palmer for a Special Land Use Permit (SLUP) to allow senior housing in the O-I (Office Institutional) Zoning District and the Druid Hills Historic District; and to increase building height beyond 70 feet up to 101 feet, at 1256 Briarcliff Road.

Attachments: SLUP-22-1245880 Sept 2022 Staff Report 2920 N Decatur Rd

N3 2022-1908 COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of David Kirk to amend the Land Use Map from LIND (Light Industrial) to TC (Town Center) for a multi-family residential development, at 2920 North Decatur Road.

Attachments: LP-22-1245877 Sept. 2022 Staff Report 2920 N Decatur Rd

N4 2022-1909 COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of David Kirk to rezone property from M (Light Industrial) zoning district to HR-2 (High Density Residential-2) zoning district to allow construction of a multifamily residential development, at 2920 North Decatur Road.

Attachments: Z-22-1245923 Sept 2022 Staff Report 2920 N. Decatur Rd

N5 2022-1910 COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of The Church in Atlanta Inc. c/o Dennis J. Web Jr., Smith Gambrell & Russell, LLC for a Special Land Use Permit (SLUP) to replace the existing church building with a new church in the R-100 (Residential Medium Lot-100) zoning district, at 2345 Shallowford Road.

Attachments: SLUP-22-1245924 Recommended Conditions 2345 Shallowford Rd
SLUP-22-1245924 Sept 2022 Staff Report 2345 Shallowford Rd

N6 2022-1911 COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Troy Morrison for a Special Land Use Permit (SLUP) to allow a Personal Care Home (Community Living Arrangement - CCI) for four (4) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 3771 Elkridge Drive.

Attachments: SLUP-22-1245925 3771 Elkridge Drive Recommended Conditions
SLUP-22-1245925 Sept 2022 Staff Report 3771 Elkridge Dr

N7 2022-1912 COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of El Amar Engineering & Construction c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to construct single-family detached homes, at 883 Mountain View Drive.

Attachments: Z-22-1245928 Sept 2022 Staff Report 883 Mountain View Dr

N8 2022-1976 COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Shalom Restorations, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow single-family detached homes, at 695 Jordan Lane.

Attachments: Z-22-1245935 Sept 2022 Staff Report 695 Jordan Lane