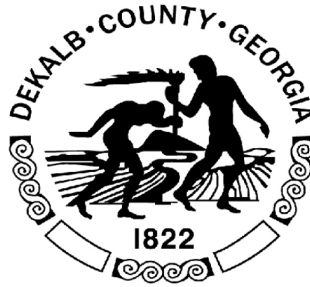


DeKalb County Government

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



Agenda

Thursday, March 3, 2022

5:30 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 Gwendolyn McCoy (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, March 3, 2022 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to 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

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. 15 minutes of testimony will be allocated for the applicant and those in support of the application. 15 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 Thursday March 24, 2022 @ 5:30 p.m., via Zoom.

Roll Call

New Cases

- N4** [2022-1171](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Sean Bitarafan to rezone property from C-1 (Local Commercial) District to MR-2 (Medium Density Residential-1) District to construct townhomes and single-family detached units, at 4226 Glenwood Road.
- Attachments:** [Z-22-1245421 Recommended Conditions 4226 Glenwood Rd.](#)
[Z-22-1245421 4226 Glenwood Rd. Staff Report March 2022](#)
- N5** [2022-1172](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of P.E.W. LLC c/o Jon Jordan to rezone property from R-100 (Residential Medium Lot-100) District to RSM (Small Lot Residential Mix) District to construct detached townhomes, at 5488 Rockbridge Road.
- Attachments:** [Z-21-1245422 5488 Rbridge Rd Staff Report March 2022](#)
- N6** [2022-1173](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Municipal Communication LLC c/o Jonathan Yates for a Special Land Use Permit (SLUP) to install a 150 foot tall stealth wireless telecommunication facility (cell tower) in an R-100 (Residential Medium-Lot) District, at 3810 Waldrop Road.
- Attachments:** [SLUP-22-1245423 Recommended Conditions](#)
[SLUP-22-1245423 3810 Waldrop Rd. Staff Report March 2022](#)
- N7** [2022-1174](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Kova Real Estate LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Medium Lot-60) to construct single family detached homes, at 366 South Howard Street.
- Attachments:** [Z-22-1245428 366 S Howard Street Staff Report March 2022](#)
- N8** [2022-1175](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Adian Prince to rezone property from R-100 (Residential Medium Lot-100) to C-1 (Local Commercial) for restaurant use, at 1726 Panola Road.
- Attachments:** [Z-22-1245427 2022-1175 Recommended Conditions](#)
[Z-22-1245427 1726 Panola Rd Staff Report March 2022](#)
[CC-5 Recommended These Conditions - Z-21-1245055 2021-2901 Recommended Conditions 1762 Panola Rd](#)

- N9** [2022-1176](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Amy Swick, Inhance Construction Co., LLC for a Land Use
Plan amendment for properties at 1493 and 1501 LaVista Road from SUB
(Suburban) to NC (Neighborhood Center).

Attachments: [LP-22-1245408 1493 LaVista Rd. Staff Report March 2022](#)

- N10** [2022-1178](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of Xandria Branch to request a Special Land Use Permit
(SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the
Stonebridge Village shopping center to operate beyond 12:30 a.m. as a
Late-Night Establishment within the C-1 (Local Commercial) District, at
8002 Rockbridge Road.

Attachments: [SLUP-22-1245448 Recommended Conditions](#)
[SLUP-22-1245448 8002 Rbridge Rd Staff Report March 2022](#)

- N11** [2022-1179](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Clark Property and Porch & Square for a Land Use Plan
amendment for properties at 1058 and 1078 Moreland Avenue from TN
(Traditional Neighborhood) to CRC (Commercial Redevelopment Corridor),
at 1078 Moreland Avenue.

Attachments: [LP-22-1245473 1078 Moreland Ave. Staff Report March 2022](#)

- N12** [2022-1182](#) COMMISSION DISTRICT(S): Commission Districts 01; Super District 07
Application of the Director of Planning & Sustainability for a Text
Amendment for an amendment to the regulations of the Tier 2 Northlake
Overlay District to increase the allowed residential density from 30 units per
acre to 60 units per acre.

Attachments: [TA-22-1245470 Dir. P&S Nlake OD - Tier 2 Density Increase Staff Report March 2022](#)