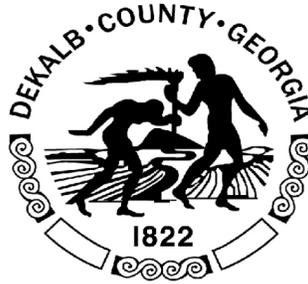


# DeKalb County Government

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



## Agenda

Thursday, January 5, 2023

6:00 PM

Manuel J. Maloof Auditorium

### Planning Commission

Chairperson Tess Snipes

Co-Chair Jon West

Member Deanna Murphy (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, January 5, 2023 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](mailto: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 Thursday, January 26, 2023 @ 5:30 p.m., in-person and via the County website.

## **Roll Call**

**Deferred Cases**

- D1**     [2021-3522](#)     Commission District(s): Commission District 04 Super District 07  
Application of Kyle Williams to rezone properties from R-100 (Residential Medium Lot-100) to R-60 (Residential Small Lot-60) Zoning District to allow for the construction of single family detached residences, at 4994 Rockbridge Road.

**Attachments:** [Z-22-1245331 Recommended Conditions Jan. 2023](#)  
[Z-22-1245331 Jan 2023 Staff Report 4994 Rockbridge Rd](#)  
[Z-22-1245331 Staff Report May BOC 2022 4994 Rbridge Rd](#)  
[2021-3522 May 2022 BOC Recommended Conditions](#)  
[Z-22-1245331 Staff Report Jan. 2022 BOC 4994 Rockbridge Rd.](#)

(1/4/22 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(1/27/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/3/22 Planning Commission: Full cycle deferral 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 to the next meeting to the Board of Commissioners)

(7/12/22 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(8/9/22 Board of Commissioners: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D2**     [2022-1996](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to amend the future land use plan from Suburban (SUB) to Commercial Redevelopment Corridor (CRC) to allow for the construction of single-family attached townhomes, at 1172 Longshore Drive.

**Attachments:** [LP-22-1245892 Jan 2023 Staff Report 1172 Longshore Dr](#)  
[LP-22-1245892 Sept. 2022 Staff Report 1172 Longshore Dr](#)

(9/6/22 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(10/4/22 Board of Commissioners - Zoning Meeting: deferred 60 days to the Board of Commissioners - Zoning Meeting)

- D3**     [2022-1997](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone property from MU-4 (Mixed-Use High Density) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for the construction of single-family attached townhomes, at 1172 Longshore Drive.

**Attachments:** [Z-22-1245922 Recommended Conditions](#)  
[Z-22-1245922 Jan 2023 Staff Report 1172 Longshore Dr](#)  
[Z-22-1245922 Sept 2022 Staff Reportt 1172 Longshore Dr](#)

(9/6/22 Planning Commission: Approval to the Board of Commissioners - Zoning Meeting)

(10/4/22 Board of Commissioners - Zoning Meeting: deferred 60 days to the Board of Commissioners)

- D4**     [2022-1471](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 06  
Application of PMZ Developers LLC c/o Battle Law PC to rezone property from Bouldercrest Cedar Grove Moreland Overlay District Tier 5-Corridor1/R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) district to allow for single-family detached homes and single-family attached townhomes, at 4101 Bouldercrest Road.

**Attachments:** [Z-22-1245544 Jan 2023 Staff Report 4101 Bouldercrest Rd](#)  
[Z-22-1245422 Staff Report Nov BOC 2022 4101 Bouldercrest Rd](#)  
[Z-22-1245544 Staff Report July 2022 4101 Bouldercrest Rd](#)  
[Z-22-1245544 Staff Report May 2022 4101 Bouldercrest Rd](#)

(5/3/22 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/26/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(7/12/22 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/28/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/1/22 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(11/17/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

**D5**     [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 Jan 2023 Staff Report 695 Jordan Ln.](#)  
[Z-22-1245935 Nov 2022 Staff Report 695 Jordan Ln](#)  
[Z-22-1245935 BOC Sept 2022 Staff Report 695 Jordan Ln](#)  
[N8 - Z-22-1245935 opposition email](#)

[\(9/1/22 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(10/4/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(11/1/22 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(11/17/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

**D6**     [2022-1998](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of ModWash, LLC c/o Battle Law P.C. for a request to modify zoning conditions to remove condition #1 pursuant to CZ-06-1241, restricting the use of the property to office and retail uses to allow a car wash in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

**Attachments:** [CZ-22-1246934 Jan 2023 Staff Report 1849 Lawrenceville Hwy](#)  
[CZ-22-1245934 Nov BOC 2022 Staff Report 1849 Lville Hwy](#)  
[CZ-22-1245934 Sept 2022 Staff Report 1849 Lawrenceville Hwy](#)

[\(9/6/22 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(10/4/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(11/1/22 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(11/17/22 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D7**     [2022-2252](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of ModWash, LLC c/o Battle Law P.C. to request a Special Land Use Permit (SLUP) to allow a drive-through car wash facility in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.
- Attachments:** [SLUP-22-1246038 Jan 2023 Staff Report 1849 Lawrenceville Hwy PurWater Recovery System Letter](#)  
[SLUP-22-1246038 Nov 2022 Staff Report 1849 Lville Hwy](#)
- (11/1/22 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (11/17/22 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D8**     [2022-2260](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Future Capital Investment for a Major Modification to zoning conditions pursuant to CZ-20-1243972 to reduce the number of single-family detached lots from 19 to 6 lots in the RSM (Small Lot Residential Mix) zoning district, at 1347 Bermuda Road.
- Attachments:** [CZ-22-1246090 Jan 2023 Staff Report 1347 Bermuda Rd.](#)  
[CZ-22-1246090 Nov 2022 Staff Report 1347 Bermuda Rd](#)  
[CZ-22-1246090 Recommended Conditions](#)
- (11/1/22 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (11/17/22 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D9**     [2022-2263](#)     COMMISSION DISTRICT(S): Commission District 01 Super District 07 Application of Paul Cables, Alpha Residential and Parker Poe to rezone properties from O-I (Office Institutional) zoning district to HR-3 (High Density Residential-3) zoning district to allow apartments, at 3375 Northeast Expressway.
- Attachments:** [Z-22-1246093 Recommended Conditions](#)  
[Z-22-1246093 Jan 2023 Staff Report 3375 NE Expressway](#)  
[Z-22-1246093 Nov 2022 Staff Report 3375 NE Expressway](#)
- (11/1/22 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))
- (11/17/22 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- D10**    [2022-2264](#)    COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of Andrew Rutledge to rezone properties from R-75 (Residential Medium Lot) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow the construction of single-family attached townhomes, at 1602 Scott Boulevard.

**Attachments:** [Z-22-1246095 Jan 2023 Staff Report 1602 Scott Blvd.](#)  
[Z-22-1246095 Nov 2022 Staff Report 1602 Scott Blvd](#)

(11/1/22 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

(11/17/22 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners](#))

- D11**    [2022-2268](#)    COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Monique Hardnett for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the R-100 (Residential Medium Lot) zoning district, at 1193 Sherrington Drive.

**Attachments:** [SLUP 22-1246099 Recommended conditions Jan 2023](#)  
[SLUP-22-1246099 Jan 2023 Staff Report 1193 Sherrington Dr.](#)  
[SLUP-22-1246099 Nov 2022 Staff Report 1193 Sherrington Dr](#)

(11/1/22 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(11/17/22 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners](#))

- D12**    [2022-2269](#)    COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27-3.22-Emory Village Overlay District-to update permitted and prohibited uses; revise minimum parking requirements; and to address building design and other overlay district enhancements.

**Attachments:** [TA-22-1246100 Jan 2023 Staff Report Emory Village OVD](#)  
[TA-22-1246100 Emory Vlg Staff Report Nov 2022](#)

(11/1/22 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(11/17/22 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

## New Cases

- N1 [2022-2532](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Mustaq Moosa to amend the Future Land Use Plan from Suburban (SUB) character area to Commercial Redevelopment Corridor (CRC) character area to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building, at 4819 Glenwood Road.

**Attachments:** [LP-23-1246168 Jan 2023 Staff Report 4819 Glenwood Rd](#)

- N2 [2022-2533](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Mustaq Moosa to rezone property from R-75 (Residential Medium Lot) zoning district to C-2 (General Commercial) zoning district to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building, at 4819 Glenwood Road.

**Attachments:** [Z-23-1246097 Jan 2023 Staff Report 4819 Glenwood Rd](#)

- N3 [2022-2534](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Mustaq Moosa for a Special Land Use Permit (SLUP) to allow the construction of a three-story "Self-Storage Multi" (multi-story with only interior access) climate controlled public storage building within the C-2 (General Commercial) zoning district, at 4819 Glenwood Road.

**Attachments:** [SLUP-23-1246098 Jan 2023 Staff Report 4819 Glenwood Rd](#)

- N4 [2022-2535](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Walter Artis & Felicia Williams for a Special Land Use Permit (SLUP) to allow a Child Caring Institution (CCI) for up to six children within the existing single-family detached home in the RSM (Small Lot Residential Mix) zoning district, at 2931 Ward Lake Way.

**Attachments:** [SLUP-23-1246169 Jan 2023 Staff Report 2931 Ward Lake Way](#)

- N5 [2022-2536](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07 Application of Atlanta Sanaton Associates c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) zoning district to OIT (Office-Institutional Transitional) zoning district to allow for a place of worship, at 3964 Chamblee-Tucker Road.

**Attachments:** [Z-23-1246173 Jan 2023 Staff Report 3964 Chamblee-Tucker Rd](#)

- N6**     [2022-2537](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Anandi JRK, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) request to allow accessory fuel pumps for a proposed convenience store within Tier 1 of the Interstate 20 Overlay District and the C-1 (Local Commercial) zoning district, at 2571 E. Wesley Chapel Way.

**Attachments:** [SLUP-22-124610 Jan 2023 Staff Report 2571 E. Wesley Chapel Way](#)

- N7**     [2022-2538](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of WSE Development, LLC c/o Dennis Webb, Jr. to amend the Future Land Use Plan from Traditional Neighborhood (TN) character area to Town Center (TC) character area to construct multi-family apartments, at 745 Arcadia Avenue.

**Attachments:** [Withdrawal Letter for LP-1246182 and Z-1246183 WSE Development - Arcadia Ave](#)  
[LP-23-1246182 Jan 2023 Staff Report 745 Arcadia Ave](#)

- N8**     [2022-2539](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of WSE Development, LLC c/o Dennis Webb, Jr. to rezone properties from MR-2 (Medium Density Residential-2) zoning district and R-75 (Residential Medium Lot) zoning district to HR-2 (High Density Residential-2) zoning district to allow for the construction of multi-family apartments, at 745 Arcadia Avenue.

**Attachments:** [Withdrawal Letter for LP-1246182 and Z-1246183 WSE Development - Arcadia Ave](#)  
[Z-23-1246183 Jan 2023 Staff report 745 Arcadia Ave.](#)

- N9**     [2022-2540](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) zoning districts to MU-5 (Mixed Use Very High Density) zoning district to allow a future mix of land uses to implement the LCI Plan and transit-oriented development goals, at 3350 Kensington Road.

**Attachments:** [Z-23-1246187 Recommended Conditions Jan 2023](#)  
[Z-23-1246187 Jan 2023 Staff Report 3350 Kensington Rd.](#)

- N10**    [2022-2541](#)    COMMISSION DISTRICT(S): Commission District 04 Super District 07  
Application of Natalie Brannon to request a Special Land Use Permit (SLUP) to operate an in-home childcare facility for up to six children in an existing single-family, detached home in the R-100 (Residential Medium Lot-100) Zoning District, at 6651 Princeton Park Court.
- Attachments:** [SLUP-23-1246189 Jan 2023 Staff Report 6651 Princeton Pk Ct.](#)
- N11**    [2022-2542](#)    COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Section 2.24.1, Table 2.2 (Non-Residential Zoning Districts Dimensional Requirements) to reduce or eliminate the minimum multi-family unit size in the O-I (Office Institutional) Zoning District. This text amendment is County-wide..
- Attachments:** [TA-23-1246147 Jan 2023 Staff Report O-I MF Unit Size PC 1-5-23](#)
- N12**    [2022-2549](#)    COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability to amend Article 6 (Parking) of the DeKalb County Zoning Ordinance to add minimum and maximum studio apartment parking ratio standards. This text amendment is County-wide.
- Attachments:** [TA-23-1246199 Jan 2023 Staff Report Studio Parking PC 1-5-23](#)
- N13**    [2022-2543](#)    COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for text amendments to the DeKalb County Zoning Ordinance to align with updates to the state zoning procedure statutes. Amendments include but are not limited to Section 9.1.3 (Defined Terms), Section 7.1.2 (Governing Bodies), Section 7.2.4 (Public Hearings), Section 4.1.3 (Use Table), and Section 7.5.8 (Appeals of Decisions of the Zoning Board of Appeals). This text amendment is County-wide.
- Attachments:** [TA-23-1246181 Jan 2023 Zoning Procedures Staff Rpt Georgia-2021-HB1405-ZPL](#)
- N14**    [2022-2550](#)    COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for a text amendment to the DeKalb County Zoning Ordinance, Section 5.4.4 (Site and Parking Area Landscaping), to address parking lot landscaping requirements. This text amendment is County-wide.
- Attachments:** [TA-23-1246200 Jan 2023 Staff Report Parking Landscaping PC 1-5-23](#)

