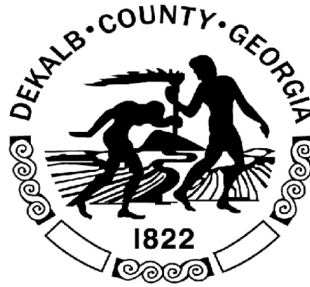


DeKalb County Government

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



Agenda

Tuesday, September 12, 2023

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

Vice Chair Jon West

Member Deanna Murphy (Dist. 1)

Member Sarah Zou (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)

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, September 12, 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/j/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 no later than 3 business days prior to the hearing date to plansustain@dekalbcountyga.gov

Roll Call

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, September 28, 2023 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Manuel Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030, and via the County website.

Deferred Cases

- D1** [2022-2270](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to create Section 5.7.9 to consolidate regulations specific to cottage housing development; to amend Article 2 (Residential Zoning Districts: Dimensional Requirements) for the facilitation of cottage housing development in various zoning districts; to amend Section 5.7.5 (Detached Houses) related to cottage housing development, and to revise other applicable sections of the Zoning Ordinance to accommodate cottage housing development.

Attachments: [TA-22-1246101 Sept. 2023 Staff Report Cottage Development PC Sept_1](#)

[TA-22-1246101 May 2023 Staff Report Cottage Housing Development TA-22-1246101](#)

[TA-22-1246101 March 2023 BOC - Cottage Home Text Amendment](#)

[TA-22-1246101 Nov 2022 Staff Report Cottage Housing](#)

[TA-22-1246101](#)

[CC-2 Comments for TA-22-1246101 Cottage Housing Development](#)

(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 two full cycles to the Board of Commissioners - Zoning Meeting)

(3/7/23 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/30/23 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/2/23 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/25/23 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D2** [2023-0338](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Emily M. Johnson to rezone properties from the Bouldercrest Overlay District Tier 5, with underlying zoning of C-1 (Local Commercial) and R-100 (Residential Medium Lot-100) zoning districts to the Bouldercrest Overlay District Tier 3, with underlying zoning of C-1 (Local Commercial) zoning district for the expansion of the existing Safe Haven office building, at 2001 River Road and 2938 Bouldercrest Road.

Attachments: [Z-23-1246384 Sept. 2023 Staff Report River Rd & Bldrcrst Rd](#)
[Z-23-1246384 May 2023 Staff Report 2001 River Rd & 2938 Bouldercrest Rd](#)

(5/2/23 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(5/25/23 Board of Commissioners - Zoning Meeting: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- D3** [2023-0340](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of KBD Development c/o Battle Law, P.C. to rezone from Bouldercrest Overlay Tier 3 & Soapstone Historic District with underlying zoning of R-100 & C-1 to Bouldercrest Overlay District Tier 3 & Soapstone Historic District with underlying zoning of RSM district to allow for construction of single-family attached townhomes, at 2098 & 2021 Cedar Grove Road and 3345 Bouldercrest Road.

Attachments: [Z-23-1246390 Sept. 2023 Staff Report Grove Rd-Bldrcrst Rd](#)
[Z-23-1246390 May 2023 Staff Report 2098.2124 Cedar Grove Rd & 3345 Bouldercrest Rd](#)

(5/2/23 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

(5/25/23 Board of Commissioners - Zoning Meeting: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- D4** [2023-0341](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of KBD Development c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow the construction of single-family attached townhomes in the Bouldercrest Overlay Tier 3 & Soapstone Historic District with underlying zoning of RSM District, at 2098 & 2124 Cedar Grove Road and 3345 Bouldercrest Road.

Attachments: [SLUP-23-1246391 Sept. 2023 Staff Report Cedar Grove Rd-Bldrcrst Rd](#)
[SLUP-23-1246391 May 2023 Staff Report Cedar Grove Rd & Bouldercrest Rd](#)

(5/2/23 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(5/25/23 Board of Commissioners - Zoning Meeting: deferred for two full cycles)

New Cases

- N1 [2023-0871](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of First Family Home Care, LLC to request a Special Land Use Permit (SLUP) for a personal care home for up to six (6) individuals within the R-75 (Residential Medium Lot-75) zoning district. The property is located at 3137 Weslock Circle in Decatur, Georgia.
- Attachments:** [SLUP-23-1246540 \(2023-0871\) Recommended Conditions](#)
[SLUP-23-1246540 Sept 2023 Staff Report 3137 Weslock Cir](#)
- N2 [2023-0872](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to allow a Personal Care Home for seven (7) individuals. The property is located at 7566 Union Grove Road in Lithonia, Georgia.
- Attachments:** [Z-23-1246542 Sept 2023 Staff Report 7566 Union Grove Rd](#)
- N3 [2023-0873](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to allow a Personal Care Home for seven (7) individuals within the RSM (Small Lot Residential Mix) zoning district. The property is located at 7566 Union Grove Road in Lithonia, Georgia.
- Attachments:** [SLUP-23-1246543 Sept 2023 Staff Report 7566 Union Grove Rd](#)
- N4 [2023-0874](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Alex Ciuca c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of single-family, detached homes. The properties are located at 4127-4173 Maplewood Drive in Decatur, Georgia.
- Attachments:** [Z-23-1246544 Sept. 2023 Staff Report Maplewood Dr](#)

- N5 [2023-0875](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of Sid Tejpaul c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow the existing office building to be used as a residential apartment and to allow for thirteen (13) townhomes to be constructed in the existing parking area within an O-I (Office-Institutional) zoning district. The property is located at 3003 Chamblee-Tucker Road and 2936 Mercer University Drive.

Attachments: [SLUP-23-1246454 Sept 2023 Staff Report Chamblee-Tucker Rd & Mercer Univ Dr](#)

- N6 [2023-0876](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Jonathon L. Yates for Diamond Communications and Verizon Wireless for a Special Land Use Permit (SLUP) to allow a stealth monopine-style wireless telecommunications facility within an R-100 (Residential Medium Lot-100) zoning district in Lithonia, Georgia.

Attachments: [SLUP-23-1246546 \(2023-0876\) Recommended Conditions](#)
[N6-2023-0876 Jonathan Yates SLUP-23-1246546 updated 9.6.2023](#)

- N7 [2023-0877](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of DeKalb County Parks Department c/o Caleb Wittenmyer to request a Major Modification of zoning conditions pursuant to CZ-96056 to remove Condition #16, pertaining to required donation of land to the DeKalb County Parks Department in the RSM (Residential Small Lot Mix) zoning district in Lithonia, Georgia.

Attachments: [CZ-23-1246550 Sept. 2023 Staff Report 6290 Sayler Park](#)

- N8 [2023-0906](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of the Director of Planning & Sustainability to request text amendments to Chapter 27-3.22, Division 22 - Emory Village Overlay District. This text amendment is County-wide.

Attachments: [TA 23-1246555 Emory Village Overlay PC Sept 2023 Staff report](#)