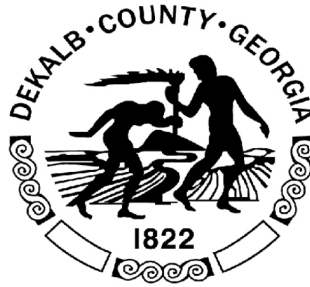


DeKalb County Government

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



Agenda

Thursday, November 2, 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 Thursday, November 2, 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, November 16, 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** [2023-0583](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of ArcOne Construction Company c/o Battle Law, P.C. to
rezone property from R-75 (Residential Medium Lot-75) zoning district to
R-60 (Residential Small Lot-60) zoning district to allow for the construction
of three (3) single-family detached homes, at 1481 LaVista Road.

Attachments: [Z-23-1246452 Recommended Conditions](#)

[Z-23-1246452 Nov 2023 Staff Report 1481 LaVista Road](#)

[Z-23-1246452 July BOC 2023 Staff Report 1481 LaVista Road](#)

(7/11/23 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(7/27/23 Board of Commissioners - Zoning Meeting: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

New Cases

- N1** [2023-1142](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER
DISTRICT 07
Application of Stix & Stones Homes for a major modification of zoning
condition #1 and #2 pursuant to Z-22-1245596 to increase the number of
units and construct a single-family detached cottage development within the
R-60 (Residential Small Lot) zoning district, at 1484 and 1520 Columbia
Drive.

Attachments: [CZ-23-1246630 Nov 2023 Staff Report 1484 & 1520 Columbia Drive](#)

- N2** [2023-1143](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER
DISTRICT 07
Application of QuikTrip Corporation c/o Battle Law P.C. to rezone the
subject parcel from C-1 (Local Commercial) zoning district to C-2 (General
Commercial) zoning district to develop a new convenience store with fuel
pumps, at 4822 Covington Highway.

Attachments: [Z-23-1246648 Recommended Conditions](#)

[Z-23-1246648 Nov 2023 Staff Report 4822 Covington Hwy](#)

- N3** [2023-1146](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06
Application of Farriz Morani for a Special Land Use Permit (SLUP) to build and operate a restaurant with drive through in a C-2 (General Commercial) zoning district within a Town Center (TC) Activity Center, at 1726 Church Street.

Attachments: [SLUP-23-1246650 Nov 2023 Staff Report 1726 Church Street](#)

- N4** [2023-1147](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER DISTRICT 7
Application of William Diehl to rezone from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district for the construction and operation of a self-storage, multi-facility, at 8070 and 8080 Rockbridge Road.

Attachments: [Z-23-1246652 Recommended Conditions](#)
[Z-23-1246652 Nov 2023 Staff Report 8070 & 8090 Rockbridge Rd](#)

- N5** [2023-1148](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER DISTRICT 07
Application of William Diehl for a Special Land Use Permit (SLUP) for the construction and operation of a self-storage, multi-facility within the C-2 (General Commercial) zoning district, at 8070 and 8080 Rockbridge Road.

Attachments: [SLUP-23-1246653 Recommended Conditions](#)
[SLUP-23-1246653 Nov 2023 Staff Report 8070 & 8080 Rockbridge Road](#)

- N6** [2023-1149](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 06
Application of Old Fourth Group, LLC c/o Craig Moore for a major modification of zoning condition #1 and #4, pursuant to Z-22- 1246088 to remove/modify the limited use of the property within the M (Light Industrial) zoning district, at 2179 Bouldercrest Road.

Attachments: [CZ-23-1246655 Recommended Conditions](#)
[CZ-23-1246655 Nov 2023 Staff Report 2179 Bouldercrest Road](#)

- N7** [2023-1150](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07
Application of Hybrass Properties for a major modification of zoning conditions pursuant to CZ-18-22130 to construct fee-simple townhouses within the RNC (Residential Neighborhood Conservation) zoning district, at Pleasant Hill Trail and Pleasant Hill Road.
- Attachments:** [CZ-23-1246656 Recommended Conditions](#)
[CZ-23-1246656 Nov 2023 Staff Report Pleasant Hill Trl & Pleasant Hill Rd](#)
- N8** [2023-1151](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07
Application of Karim Surani c/o Dillard Sellers for a Special Land Use Permit (SLUP) to build and operate fuel pumps accessory to convenience store within a C-2 (General Commercial) zoning district and within Tier 3 of the I-20 Overlay District, at 2536 Snapfinger Road.
- Attachments:** [SLUP-23-1246658 Nov 2023 Staff Report 2536 Snapfinger Rd](#)
- N9** [2023-1152](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07
Application of Karim Surani c/o Dillard Seller for a Special Land Use Permit (SLUP) to build and operate a convenience with alcohol outlet within a C-2 (General Commercial) zoning district and within Tier 3 of the I-20 overlay, at 2536 Snapfinger Road.
- N10** [2023-1153](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07
Application of Marc Pilgrim to rezone from R-75 (Residential Medium Lot) zoning district to RSM (Small Lot Residential Mix) zoning district to convert two existing duplexes into triplexes, at 2569 and 2573 Dusty Lane.
- Attachments:** [Z-23-1246660 Recommended Conditions](#)
[Z-23-1246660 Nov 2023 Staff Report 2569 & 2573 Dusty Lane](#)
- N11** [2023-1249](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06
Application of Fariz Morani to rezone from NS (Neighborhood Shopping) district to C-1 (Local Commercial) district within a Town Center (TC) Activity Center to use the existing building to create a drive-through urgent care, at 3823 North Druid Hills Road.
- Attachments:** [Z-23-1246698 Nov 2023 Staff Report 3823 N Druid Hills Rd](#)

- N12** [2023-1154](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06
Application of Fariz Morani for a Special Land Use Permit (SLUP) to operate a drive through urgent care within C-1 (Local Commercial) zoning district and within a Town Center (TC) Activity Center, at 3823 North Druid Hills Road.
- Attachments:** [SLUP-23-1246661 Nov 2023 Staff Report 3823 N Druid Hills Rd](#)
- N13** [2023-1155](#) COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07
Application of Naqib Hussain to rezone the subject parcel from C-1(Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand an existing auto repair business, at 4381 Covington Highway.
- Attachments:** [Z-23-1246662 Recommended Conditions](#)
[Z-23-1246662 Nov 2023 Staff Report 4381 Covington Hwy](#)
- N14** [2023-1161](#) COMMISSION DISTRICT(S): ALL DISTRICTS
Application of the Director of Planning and Sustainability to adopt the 2024-25 Zoning Calendar. This text amendment is County-wide .
- Attachments:** [2024-25 Zoning, SLUP & Land Use Calendar_DRAFT - BOC dates TBD](#)