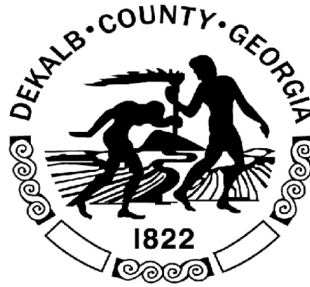


DeKalb County Government

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



Agenda

Thursday, November 16, 2023

1300 Commerce Drive, Decatur, GA 30030

Board of Commissioners - Zoning Meeting

Comm. Robert Patrick, Presiding Officer, District 1
Comm. Mereda Davis Johnson, Deputy Presiding Officer, District 5

Commissioner Robert Patrick, District 1
Commissioner Michelle Long Spears, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Edward "Ted" Terry, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Call To Order

Roll Call

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

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 BOC Staff Report 1481 LaVista Road](#)

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

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

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

[\(11/2/23 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

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](#)

(11/2/23 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

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

(11/2/23 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- 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](#)

(11/2/23 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

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 BOC Staff Report 8070 & 8090 Rockbridge Rd](#)

[\(11/2/23 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

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

[\(11/2/23 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

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

[\(11/2/23 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

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 Nov 2023 BOC Staff Report Pleasant Hill Trl & Pleasant Hill Rd](#)

(11/2/23 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

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 BOC Staff Report 2536 Snapfinger Rd](#)

(11/2/23 Planning Commission: [withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

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.

Attachments: [SLUP-23-1246659 Nov 2023 BOC Staff Report 2536 Snapfinger Road](#)

(11/2/23 Planning Commission: [withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

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 BOC Staff Report 2569 & 2573 Dusty Lane](#)

(11/2/23 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- 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 BOC Staff Report 3823 N Druid Hills Rd](#)

(11/2/23 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- 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 BOC Staff Report 3823 N Druid Hills Rd](#)

(11/2/23 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- 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 BOC Staff Report 4381 Covington Hwy](#)

(11/2/23 Planning Commission: [deferred for three full cycles to the Board of Commissioners - Zoning Meeting](#))

- 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 - updated 11.07.2023](#)
[Zoning Calendar Resolution and Ordinance 2024-25 DRAFT](#)

(11/2/23 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)