

# DeKalb County Government

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



## Agenda

**Tuesday, September 10, 2019**

**6:30 PM**

**Manuel J. Maloof Auditorium**

### **Planning Commission**

**Chairperson Tess Snipes**  
**Co-Chair Jon West**  
**Member April Atkins**  
**Member Jana Johnson**  
**Member Gwendolyn McCoy**  
**Member Vivian Moore**  
**Member LaSonya Osler**  
**Member Edward Patton**  
**Member H. Paul Womack Jr.**

**Call To Order****Roll Call****Defered Cases****New Cases**

- N1**     [2019-4068](#)     COMMISSION DISTRICT(S): 2 & 7  
Application of Elizabeth G Newsom to request a Special Land Use Permit (SLUP) to allow a home occupation (skincare studio) with customer contact in a R-75 (Residential Medium Lot) District, at 1513 Frazier Road.
- Attachments:** [Recommended Conditions SLUP 19 1243346](#)  
[N1 Staff Report SLUP 19 1243346](#)
- N2**     [2019-4069](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Elegant Homes, LLC to rezone property from R-85 (Residential Medium Lot-85) to RSM (Residential Small Lot Mix) to allow development of a 16-unit mixed residential development, at 1051, 1047 & 1043 Briarcliff Road.
- Attachments:** [Z-19-1243376 Staff Report 9-10-19, 9-24-19](#)
- N3**     [2019-4070](#)     COMMISSION DISTRICT(S): 1 & 7  
Application of Mumtaz Alli c/o Hilliard Starkey Law for a Special Land Use Permit for an alcohol outlet (alcohol sales in a convenience store) in a C-1 (Local Commercial) District, at 3645 Chamblee Tucker Road.
- Attachments:** [SLUP-19-1243377 Staff Report 9-10-19, 9-24-19](#)
- N4**     [2019-4071](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Woodland Asset Management for a Special Land Use Permit for a proposed restaurant with a drive through in a C-1 (Local Commercial) District, at 5100 Memorial Drive.
- Attachments:** [N4 Staff Report SLUP 19 1243380](#)  
[Recommended Conditions SLUP 19 1243380](#)
- N5**     [2019-4072](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Loren Wimpfheimer to rezone from R-75 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District for 64 single family attached townhomes, at 1639 Eastland Road.
- Attachments:** [N5 Staff Report Z 19 1243381](#)  
[Z-19-1243381 Conditions](#)

- N6**     [2019-4073](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of LBM ATL, LLC c/o Barbara Odom to rezone property from R-100 (Residential Medium Lot) to RSM (Small Lot Residential Mix) District to construct up to twenty-two single-family attached or detached units, at 5065 Flat Shoals Parkway.
- Attachments:** [N6 LBM ATL LLC Z-19-1243383](#)
- N7**     [2019-4074](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of Georgia General Snapfinger Dev c/o Battle Law to amend the 2035 Future Land Use Plan Map from SUB (Suburban) to TC (Town Center), at 2658 Kelley Chapel Road.
- Attachments:** [N7 LP-19-1243384 GA General Snapfinger](#)
- N8**     [2019-4075](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of Georgia General Snapfinger Dev c/o Battle Law to rezone property from R-100 (Residential Medium Lot-100) to MR-1 (Medium Density Residential-1) for a mixed residential development, at Kelley Chapel Road and Snapfinger Road.
- Attachments:** [Z 19 1243385 Staff Report](#)
- N9**     [2019-4076](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Otto Tract No. 10, LLC c/o Battle Law to Amend The 2035 Future Land Use Plan Map from Neighborhood Center (NC) to Light Industrial (LIND), at 3101 Clifton Springs Road.
- Attachments:** [N9 LP-19-1243387 Otto No. 10 LLC 3 & 6](#)
- N10**    [2019-4077](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Otto Tract No 10 c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to M (Light-Industrial) District to develop a distribution warehouse within Tier 2 of the I- 20 Overlay District, at 3101 Clifton Springs Road.
- Attachments:** [Staff Report N10 Z 19 1243386](#)
- N11**    [2019-4078](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Otto Tract No. 10 LLC c/o Battle Law to rezone property from MU-4 (Mixed Use High Density) District to MR-1 (Medium Density Residential-1) District within Tier 2 of the 1-20 Overlay District, at 3101 Clifton Springs Road.
- Attachments:** [Staff Report N11 Z 19 1243388](#)

- N12**    [2019-4079](#)    COMMISSION DISTRICT(S): 3 & 6  
Application of Natasha Taylor to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District to construct a two-family residence (“duplex”), at 316 Wilkinson Drive.

**Attachments:** [N12 Natesha Tayler Z-19-1243389](#)

- N13**    [2019-4122](#)    COMMISSION DISTRICT(S): ALL DISTRICTS  
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 5.4.7, Fences, walls and retaining walls and Article 9.1.3.

**Attachments:** [Sec. 5.4.7 text amendments 9-3-19](#)

- N14**    [2019-4123](#)    COMMISSION DISTRICT(S): ALL DISTRICTS  
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2 to correct scrivener’s errors.

- N15**    [2019-4124](#)    COMMISSION DISTRICT(S): ALL DISTRICTS  
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance to add Film/Movie production to the Use Table 4.1.

**Attachments:** [Use Table Film Movie](#)