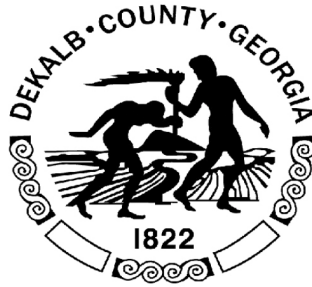


# DeKalb County Government

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



## Agenda

**Tuesday, November 5, 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

- D1**     [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 9-27-19 BOC Staff report](#)  
[Z 19 1243376 staff report 11-5-19 PC](#)
- (9/10/19 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (9/24/19 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D2**     [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 11-5-19 PC](#)  
[9-24-19 BOC SLUP 19 1243377 Staff analysis](#)
- (9/10/19 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
- (9/24/19 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D3**     [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:** [D3 GA General Snapfinger Dvlpmnt LP 19 1243384](#)
- (9/10/19 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (9/24/19 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- D4**     [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 Sept. 2019](#)  
[Recommended Conditions](#)  
[Z 19 1243385 Staff report 11-5-19](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D5**     [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:** [D5 Otto Tract No.10 LLC LP 19 1243387](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D6**     [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:** [D6 Staff Report Z 19 1243386](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D7**     [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:** [D7 Staff Report Z 19 1243388](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D8**     [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, landscape buffers and Article 9.1.3.

**Attachments:** [TA 19 1243416](#)

[\(9/10/19 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the PECS-Planning, Economic Development & Community Services Committee\)](#)

- D9**     [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.

**Attachments:** [D9 Dir. P&S Scrivener's errors TA 19 1243417](#)

[\(9/10/19 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(9/24/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the PECS-Planning, Economic Development & Community Services Committee\)](#)

- D10**     [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/Television Production Studios to the Use Table 4.1.

**Attachments:** [D10 Dir. P&S Film-Movie Production TA 19 1243418](#)

(9/10/19 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(9/24/19 Board of Commissioners - Zoning Meeting: Full cycle deferral to the PECS-Planning, Economic Development & Community Services Committee)

## New Cases

- N1**     [2019-4355](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Epic XXXVII, LLC c/o Battle Law, PC to rezone property from R-75 (Residential Medium Lot) to RSM (Residential Small Lot Mix) to allow development of 49 single-family detached homes at a density of 3.29 units per acre, at 2354 & 2378 Whites Mill Road; and 2570 Kelly Lake Road.

**Attachments:** [Z 19 1243517 Staff Report](#)  
[Z 19 1243517 Conditions](#)