



DeKalb County Government

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

Agenda

Board of Commissioners - Zoning Meeting

Commissioner Steve Bradshaw, Presiding Officer, District 4
Commissioner Lorraine Cochran-Johnson, Deputy, District 7

Commissioner Nancy Jester, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Kathie Gannon, Super District 6
Commissioner Lorraine Cochran-Johnson, Super District 7

Tuesday, March 24, 2020

6:30 PM

Manuel J. Maloof Auditorium

PLEASE NOTE: THIS MEETING HAS BEEN CANCELED

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** [2019-4711](#) COMMISSION DISTRICT(S): 3 &7
Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot - 60) for a 25-unit single-family residential development at a density of 5.07 units per acre, at 2061 & 2067 Windyhill Road.
- (1/7/20 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)
- (1/28/20 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)
- (3/3/20 Planning Commission: denied to the Board of Commissioners - Zoning Meeting)
- D2** [2019-4716](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property, at 5636 Redan Road.
- (1/7/20 Planning Commission: defer to the Board of Commissioners with no recommendation to the Board of Commissioners - Zoning Meeting)
- (1/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)
- (3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D3** [2019-4717](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ- 18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District, at 5636 Redan Road.
- (1/7/20 Planning Commission: defer to the Board of Commissioners with no recommendation to the Board of Commissioners - Zoning Meeting)
- (1/28/20 Board of Commissioners - Zoning Meeting: Full cycle deferral)
- (1/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)
- (3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)
- D4** [2019-4734](#) COMMISSION DISTRICT(S): 3, 4, 5 and Super Districts 6 & 7
Application of the Director of Planning and Sustainability to amend Section 27-3.41. of the Kensington-Memorial Drive Overlay District to allow automotive rental and leasing as a permitted use subject to certain standards and to rename the overlay district. This applies to all properties within the Kensington Memorial Drive Overlay District.
- (1/7/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)
- (1/28/20 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)
- (3/3/20 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

New Cases

- N1** [2020-0082](#) COMMISSION DISTRICT(S): 2 & 6
Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.
- (3/3/20 Planning Commission: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting)

- N2** [2020-0083](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sudhir Tejpaul to rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use-4) to HR-1 (High-Density Residential-1) for a multifamily residential building, at 1221 & 4220 S. Indian Creek Place.

(3/3/20 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting)
- N3** [2020-0084](#) COMMISSION DISTRICT(S): 5 & 7
Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units, at 1705 Panola Road.

(3/3/20 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting)
- N4** [2020-0085](#) COMMISSION DISTRICT(S): 4 & 6
Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district, at 4038 Rockbridge Road.

(3/3/20 Planning Commission: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting)
- N5** [2020-0086](#) COMMISSION DISTRICT(S): 3 & 6
Application of Eden Rock Moreland, LLC for a Special Land Use Permit (SLUP) for a proposed drive-through restaurant in a C-2 (General Commercial) District, at 1250 Moreland Avenue.

(3/3/20 Planning Commission: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting)
- N6** [2020-0087](#) COMMISSION DISTRICT(S): 4 & 6
Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community, at 879 & 894 Porter Road.

(3/3/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)