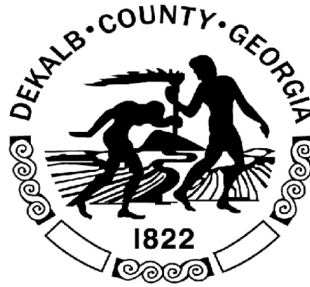


DeKalb County Government

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



Agenda

Thursday, November 19, 2020

5:30 PM

Via Zoom

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

Call To Order

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, November 19, 2020 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) DCTVChannel23.TV.

The public is invited to watch the broadcast on DCTV's UStream link DCTV's webpage, and on DCTVChannel23.TV. <https://video.ibm.com/channel/dctv-channel-23>

TO participate and Join from PC, Mac, Linux, iOS or Android: or <https://dekalbcountyga.zoom.us/j/94883110323> Or Telephone: Dial: USA 602 333 0032 USA 8882709936 (US Toll Free) Conference code: 217687

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 15 minutes of time for citizens to speak in favor of an agenda item, and 15 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 by 5:30 p.m. on the date of the public hearing to PublicHearing@dekalbcountyga.gov.

Roll Call

Deferred Cases

- D1** [2020-0834](#) COMMISSION DISTRICT(S): 2 & 6
Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

Attachments: [D1 Stein Investment Co. LP 20 1244107 staff report](#)

(9/1/20 Planning Commission: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

(9/24/20 Board of Commissioners - Zoning Meeting: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

(11/5/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- D2** [2020-0835](#) COMMISSION DISTRICT(S): 2 & 6
Application of Stein Investment Co., LLC c/o Dennis J Webb to request a rezoning of properties from C-1 (Local Commercial) and C-2 (General Commercial) to HR-3 (High Density Residential-3) district to allow for the construction of a mixed use development consisting of approximately 10,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

Attachments: [Z 20 1244108 Staff Report November Cycle](#)
[Z 20 1244108 Staff Report Sept Cycle](#)
[Traffic Impact Study](#)

(9/1/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

(9/24/20 Board of Commissioners - Zoning Meeting: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

(11/5/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

New Cases

- N1** [2020-1163](#) COMMISSION DISTRICT(S): 5 & 7
Application of Halim Najib for a Special Land Use Permit (SLUP) to operate a Child Caring Institution for teenage mothers in an MR-1 (Medium Density Residential-1) District, at 5797 Marbut Road.

Attachments: [N1 Halim Najib SLUP 20 1244121](#)
[SLUP-20-1244121 Recommended Conditions](#)

(11/5/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- N2** [2020-1166](#) COMMISSION DISTRICT(S): 5 & 7
Application of Michelle Bennett for a Special Land Use Permit (SLUP) for a Personal Care Home to allow for up to six adults, at 1880 Singer Way.

Attachments: [N2 SLUP 20 124124430 1877 Singer Way Staff Report](#)
[SLUP 20 1244230 Recommended conditions](#)

(11/5/20 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N3 [2020-1167](#) COMMISSION DISTRICT(S): 5 & 7
Application of Kaplan Residential to rezone property in the Indian Creek Overlay District from O-I (Office Institutional) to MR-1 (Medium Density Residential-1) to allow for a 230-unit townhome development, at 1014 Elder Lane.

Attachments: [Z 20 1244231 Staff Report 11-5-20 PC](#)
[Z 20 1244231 Staff Report 11-10-20 BOC](#)
[Recommended Condiitions 11-10-20](#)

[\(11/5/20 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N4 [2020-1169](#) COMMISSION DISTRICT(S): 4 & 6
Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow an alcohol outlet within a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.8 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.

Attachments: [SLUP 20 1244236 Staff report](#)
[SLUP 20 1244236 Recommended conditions](#)

[\(11/5/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N5 [2020-1170](#) COMMISSION DISTRICT(S): 4 & 6
Application of Quik Trip Corporation c/o Battle Law P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps for a new 4,993 square foot convenience store (Quik Trip) within the C-1 (Local Commercial) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 4.2.28 Supplemental Regulations of the DeKalb County Code, at Memorial Drive and Collingwood Drive.

Attachments: [N5 Quik Trip Corp. SLUP 20 1244237 staff report](#)
[SLUP 20 1244237 Reccommended conditions](#)

[\(11/5/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N6 [2020-1171](#) COMMISSION DISTRICT(S): 4 & 6
Application of Lennar Corporation c/o Battle Law P.C. to rezone properties from R-85 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to construct up to 63 urban single-family homes at a density of 5.2 units per acre, at 4549 Erskine Road and 1247 Oakmont Drive.

Attachments: [Erskine Road Z 20 1244238 Staff Report](#)

[\(11/5/20 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N7 [2020-1172](#) COMMISSION DISTRICT(S): 1 & 7
Application of Azalea House for a Special Land Use Permit (SLUP) in the Northlake Overlay District, Tier 2 and the O-I (Office Institutional) (Conditional-CZ-00078) District to expand an existing community personal care home, at 1896 Ludovie Lane.

Attachments: [SLUP 20 1244241 Staff Report](#)

[SLUP-20-1244241 Recommended Conditions](#)

[\(11/5/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N8 [2020-1174](#) COMMISSION DISTRICT(S): 5 & 7
Application of Shy Temple CME Church, Inc. for a Special Land Use Permit in the R-85 (Residential Medium Lot-85) District to expand a place of worship approved pursuant to SLUP-19-1243513 by constructing the new sanctuary on expanded property, at 2030 Wesley Chapel Road.

Attachments: [SLUP-20-1244242 Recommended Conditions](#)

[N8 Shy Temple SLUP 20 1244241](#)

[\(11/5/20 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N9 [2020-1175](#) COMMISSION DISTRICT(S): 3 & 6
Application of the Director of Planning and Sustainability to amend Section 27-3.39.3 (Permitted Uses and Structures), Section 27-9.1.3 (Definitions), and create Section 27-3.39.8 (Supplemental Regulations) of the Bouldercrest-Cedar Grove-Moreland Overlay District.

Attachments: [TA 20 1244234 Final Staff 10 28 20_FINAL](#)

[Bouldercrest Ordinance Clean](#)

[\(11/5/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

- N10** [2020-1183](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Article 2.11.2. Dimensional Requirements, in all districts of DeKalb County.
- Attachments:** [TA 20 1244276 Staff Report](#)
- [\(11/5/20 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)
- N11** [2020-1184](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27 to amend Section 4.2.35. Mini-warehouse, Section 9.1.3. and Section 4.1 Use Table pertaining to Self-Storage and Mini-warehouse, in all districts of DeKalb County.
- Attachments:** [Self storage staff report TA 20 1244277](#)
- [\(11/5/20 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)
- N12** [2020-1188](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to adopt the 2021 Zoning Calendar and Resolution, in all districts of DeKalb County.
- Attachments:** [N12 Dir. P&S 2021 Zoning Calendar-Resolution TA 20 1244271](#)
[M. Battle letter re 2021 Resolution](#)
- [\(11/5/20 Planning Commission: Adopted with conditions to the Board of Commissioners - Zoning Meeting\)](#)
- N13** [2020-1325](#) COMMISSION DISTRICT(S): 2 & 6
Application of Stein Investment Co., LLC to consider approving a resolution to adopt the Briarcliff Road-Clairmont Road Small Area Plan and to amend the DeKalb County Comprehensive Plan to include the aforementioned plan, as a part of the Supplemental Plans, Chapter 7.
- Attachments:** [BrairClair_Resolution](#)
[DRAFT Briarcliff Road and Clairmont Road SAP](#)
- [\(11/5/20 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)