

# DeKalb County Government

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



## Agenda

**Tuesday, September 1, 2020**

**5:30 PM**

**Via Zoom**

## **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

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, September 1, 2020 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to watch the broadcast on DCTV's UStream link (<https://video.ibm.com/channel/dctv-channel-23>), or Join from PC, Mac, Linux, iOS or Android: (<https://dekalbcountyga.zoom.us/j/94883110323>)

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 [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

## Roll Call

### Deferred Cases

- D1**     [2020-0313](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

**Attachments:** [D1 Z 20 1243836 AHS](#)

[2020.02.27 AHS Residential Full Rezoning Package](#)

[\(6/2/20 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(6/25/20 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

- D2**     [2020-0601](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 160-lot single family detached subdivision at a density of 3.50 units per acre, at 1467, 1503 & 1513 Stephenson Road.
- Attachments:** [Recommended Conditions Z 20 1243841](#)  
[Staff Report D2 Parkland Communities Inc. Z 20 1243841](#)
- (7/7/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))  
(7/30/20 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D3**     [2020-0602](#)     COMMISSION DISTRICT(S): 4 & 7  
Application of Parkland Communities Inc. c/o Battle Law P.C. to rezone properties from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to allow the development of 140 single-family detached residences at a density of 3.42 units per acre, at the southeast intersection of Alford Road & Stephenson Road.
- Attachments:** [D3 Recommended Conditions Z 20 1243958](#)  
[Staff Report D3 Parkland Communities Inc. Z 20 1243958](#)
- (7/7/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))  
(7/30/20 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D4**     [2020-0608](#)     COMMISSION DISTRICT(S): 4 & 7  
Application of Future Capital Investment c/o Mr. Kirk Harvey to rezone property from R-100 (Single-Family Residential) District to RSM (Small Lot Residential Mix) District to develop up to 20 single-family detached homes at a density of 3 units per acre on the southwest side of Bermuda Road, at 1347 Bermuda Road.
- Attachments:** [D4 Z 20 1243972 Kirk Harvey Staff Report final](#)
- (7/7/20 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))  
(7/30/20 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

## New Cases

- N1**     [2020-0833](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Focus Brands c/o Julie Sellers for a Special Land Use Permit (SLUP) to construct a new drive-through restaurant (Jamba Juice & Auntie Anne's) within the C-1 (Local Commercial) District, at 2933 N. Druid Hills Road.
- Attachments:** [N1 SLUP 20 1244105 Focus Brands Final Staff Report](#)  
[SLUP 20 1244105 Recommended Conditions](#)
- N2**     [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:** [LP-20-1244107 PC Staff Report](#)
- N3**     [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 8-20-20](#)  
[Traffic Impact Study](#)
- N4**     [2020-0836](#)     COMMISSION DISTRICT(S): 1 & 7  
Application of Embry Hills Church of Christ c/o Michelle Battle for a Special Land Use Permit (SLUP) to add a new 700-seat sanctuary and expand the parking lot to accommodate 243 parking spaces, at 3214 Chamblee-Tucker Road.
- Attachments:** [PC Staff Report - Embry Hills Church of Christ SLUP 20 144110](#)
- N5**     [2020-0837](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to amend the Future Land Use Plan from Conservation Open Space (COS) to Suburban (SUB) to allow for a thirty-six single-family detached subdivision, at 8400 Pleasant Hill Way.
- Attachments:** [D.R. Horton-Crown LP 20 1244114 PC Staff Report](#)

- N6**     [2020-0838](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RNC (Residential Neighborhood Conservation) District to develop thirty-six single-family detached residences, at 8400 Pleasant Hill Way.
- Attachments:** [N6 Recommended Conditions Z 20 1244113](#)  
[Staff Report N6 D.R. Horton LLC Z 20 1244113](#)
- N7**     [2020-0839](#)     COMMISSION DISTRICT(S): 2 & 6  
Application of Daniel J Reuter to rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots, at 1377 Scott Boulevard.
- Attachments:** [PC Staff Report - Daniel J. Reuter Z 20 1244119](#)
- N8**     [2020-0840](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of APC Contractors Inc to rezone properties from O-I (Office Institutional) to MR-2 (Medium Density Residential-2) District to allow the construction of a 44-unit single-family attached townhome development, at 3229, 3237, 3245, 3251, and 3265 Memorial Drive.
- Attachments:** [Z 20 1244120 Recommended Conditions 8-20-20](#)  
[Z 20 1244120 Staff Report 8-20-20](#)  
[Z 20 1244120 Gran Terazza - Applicant Presentation](#)
- N9**     [2020-0841](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of the Director of Planning & Sustainability to amend text in the DeKalb County 2035 Comprehensive Plan, Chapter 7, to include the Memorial Drive Revitalization Plan as a Small Area Plan (SAP).
- Attachments:** [N9. Memorial Dr. Revitalization Plan Study TA 20 1244141](#)  
[Memorial Drive Revitalization Corridor Plan COMBINED Final Verison 1 - EXECUTIVE SUMMARY](#)  
[Memorial Drive Revitalization Corridor Plan COMBINED Final Verison 1- ACTION PLAN](#)  
[Memorial Drive Revitalization Corridor Plan COMBINED Final Verison 1- CORRIDOR PLAN](#)