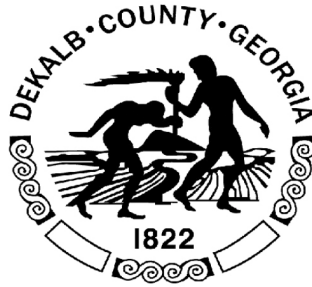


# DeKalb County Government

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



## Agenda

Tuesday, May 4, 2021

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 Lauren Blaszyk.

## Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, May 4, 2021 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android:

<https://dekalbcountyga.zoom.us/j/94261560575> Or Telephone: Dial: USA 8882709936 (US Toll Free)

Conference code: 934462

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

### New Cases

- N1 [2021-2424](#) COMMISSION DISTRICT(S): 4 & 6  
Application of Michael Gamble to rezone properties from O-I (Office-Institutional) District to MR-2 (Medium Density Residential-2) District to construct single-family attached townhomes, at 2382 Lawrenceville Highway.

**Attachments:** [Z-21-1244664 Staff Report May 2021](#)  
[Z-21-1244664 Recommended Conditions](#)

- N2 [2021-2425](#) COMMISSION DISTRICT(S): 5 & 7  
Application of Raw Properties, Inc. c/o Michelle Battle for a Major Modification to zoning conditions pursuant to CZ-18-22045 to add a condition to allow a restaurant on-site in the C-1 (Local Commercial) District, at 3138 Snapfinger Road.

**Attachments:** [Recommended Conditions](#)  
[CZ-21-1244668 Staff Report May 2021](#)  
[2018 Approved Site Plan](#)

- N3**     [2021-2426](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Amanda Woodruff to rezone property from R-85 (Residential Medium Lot-85) District to RSM (Small Lot Residential Mix) District to construct three single-family attached townhomes, at 3720 Jamieson Place.
- Attachments:** [Z-21-1244669 Staff Report May 2021](#)
- N4**     [2021-2427](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Erica Stewart to request a Special Land Use Permit (SLUP) to allow a child day care facility for up to six children within an existing single-family home within the RSM (Small Lot Residential Mix) District, at 2902 Cedar Trace Drive.
- Attachments:** [SLUP-21-1244670 Recommended Conditions](#)  
[SLUP 19 124670 Staff Report](#)
- N5**     [2021-2428](#)     COMMISSION DISTRICT(S): 3 & 7  
Application of DR Horton Inc, c/o Battle Law, P.C. to rezone properties from O-I (Office-Institutional) District to MR-1 (Medium Density Residential-1) District to construct 120 single-family attached townhomes, at 4743 Flat Shoals Parkway.
- Attachments:** [Z-21-1244671 Recommended Conditions](#)  
[Z-21-1244671 Staff Report May 2021](#)
- N6**     [2021-2429](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Sarah Powell for a Major Modification to zoning conditions pursuant to CZ-96024 to allow a Place of Worship on property within the O-I (Office-Institutional) District, at 1630 S. Indian Creek Drive.
- Attachments:** [CZ-21-1244672 Recommended Conditions](#)  
[CZ 21 1244672 Staff Report May 2021](#)
- N7**     [2021-2458](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, to Section 3.33 (I-20 Corridor Compatible Use Overlay District), Section 9.1.3 (Definitions), and to create Section 4.2.59 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to Neighborhood Fulfillment Center. This amendment affects Commission Districts 3 and 5 and Super Districts 6 and 7.