

DeKalb County Government

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



Agenda

Thursday, May 6, 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 Thursday, May 6, 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

Roll Call

Deferred Cases

- D1** [2020-1546](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for text amendments to the Zoning Ordinance, Chapter 27, Section 9.1.3 (Definitions), Section 4.1.3 (Land Use Table), and Section 4.2 (Supplemental Regulations) of the DeKalb County Zoning Ordinance relating to automobile land uses. This text amendment is County-wide.

Attachments: [Auto Land Uses TA-21-1244414 Staff Report May 2021](#)
[TA 21 1244414 Jan 2021 Staff Report](#)

(1/7/21 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(1/28/21 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D2** [2021-2108](#) COMMISSION DISTRICT(S): All Districts
Application of Director of Planning & Sustainability to adopt a 5-year Update to the DeKalb County 2035 Comprehensive Plan, as required by the Rules of the Georgia Department of Community Affairs, Chapter 110-12-1, Minimum Standards and Procedures for Local Comprehensive Planning and established by the Georgia Planning Act of 1989.
- Attachments:** [TA-21-1244539 Staff Report May 2021](#)
[TA-21-1244539 Staff Report March 2021](#)
[Resolution_5YR_Update_Comp_Plan](#)
- (3/2/21 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- (3/25/21 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D3** [2021-2109](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to amend the Land Use Plan from Suburban (SUB) to Neighborhood Center (NC) to allow the construction of single-family attached townhomes, at 3581 Rockbridge Road.
- Attachments:** [LP-21-1243933 Staff Report May 2021](#)
[LP-21-1243933 March 2021](#)
- (3/2/21 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (3/25/21 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D4** [2021-2110](#) COMMISSION DISTRICT(S): 4 & 6
Application of Kyle Williams & Williams Teusink, LLC to rezone properties from R-75 (Residential-Medium Lot-75) District to MR-2 (Medium-Density Residential-2) District to allow for the construction of single-family attached townhomes, at 3581 Rockbridge Road.
- Attachments:** [Z-21-1243934 Staff Report May 2021](#)
[Z-21-1243934 Staff Report March 2021 BOC](#)
- (3/2/21 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))
- (3/25/21 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- D5** [2021-2117](#) COMMISSION DISTRICT(S): 5 & 7
Application of Aisha Thomas to amend the Land Use Plan from Light Industrial (LIND) to Suburban (SUB) character area to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.
- Attachments:** [LP-21-1244541 May 2021 Staff Report](#)
[LP-21-1244541 Staff Report March 2021](#)
- [\(3/2/21 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting\)](#)
[\(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)
- D6** [2021-2118](#) COMMISSION DISTRICT(S): 5 & 7
Application of Aisha Thomas to rezone property from M (Light Industrial) District to MR-1 (Medium Density Residential-1) District to allow the construction of three single-family attached townhomes, at 2328 Pine Mountain Street.
- Attachments:** [Z 21 1244542 Staff Report May 2021](#)
[Z-21-1244542 Staff Report March 2021](#)
- [\(3/2/21 Planning Commission: No recommendation to the Board of Commissioners - Zoning Meeting\)](#)
[\(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)
- D7** [2021-2119](#) COMMISSION DISTRICT(S): 4 & 7
Application of Casswell Design Group to request a Special Land Use Permit (SLUP) in the R-100 (Residential-Medium Lot-100) District to construct a Place of Worship and an accessory skills development center, gymnasium, educational garden, grounds keeper quarters, and religious education facilities, at 5942 Rockbridge Road.
- Attachments:** [SLUP 21 1244249 Staff Report May 2021](#)
[SLUP-21-1244249 Staff Report March 2021](#)
- [\(3/4/21 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)
[\(3/25/21 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- D8** [2021-2120](#) COMMISSION DISTRICT(S): 4 & 6
Application of Inline Communities LLC c/o Battle Law to rezone properties from R-75 (Residential-Medium Lot-75) and MR-2 (Medium Density Residential-2) District to RSM (Small Lot Residential Mix) District to construct townhomes and single-family detached residences, at 671 Northern Avenue.
- Attachments:** [Z 21 1244531 Recommended Conditions](#)
[Z-21-1244531 Staff Report May 2021](#)
[Z-21-1244531 Staff Report March 2021](#)
- (3/4/21 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))
- (3/25/21 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D9** [2021-2125](#) COMMISSION DISTRICT(S): 2 & 6
Application of Urban Retail LLC c/o Battle Law for a Special Land Use Permit (SLUP) request to allow an increase in building height to four stories for a self-storage facility in the C-1 (Local Commercial) District, at 1923 Clairmont Road.
- Attachments:** [SLUP-21-1244574 Recommended Conditions](#)
[SLUP 21 1244574 Staff Report May 2021](#)
[SLUP 21 1244574 Staff Report March 2021 BOC](#)
- (3/4/21 Planning Commission: [denied to the Board of Commissioners - Zoning Meeting](#))
- (3/25/21 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))
- D10** [2021-2126](#) COMMISSION DISTRICT(S): 5 & 7
Application of Power House, Inc. for a Special Land Use Permit (SLUP) to allow for a child caring institution in the R-85 (Residential-Medium Lot-85) District, at 4552 Dorset Circle.
- Attachments:** [SLUP-21-1244575 Recommended Conditions](#)
[SLUP 21 1244575 Staff Report May 2021](#)
[SLUP-21-1244575 Staff Report March 2021](#)
- (3/4/21 Planning Commission: [deferred to the Board of Commissioners - Zoning Meeting](#))
- (3/25/21 Board of Commissioners - Zoning Meeting: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

