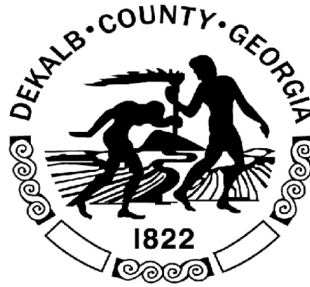


# DeKalb County Government

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



## Agenda

**Tuesday, September 6, 2022**

**6:00 PM**

**Zoom Meeting**

### **Planning Commission**

**Chairperson Tess Snipes**

**Co-Chair Jon West**

**Member Lauren Blaszyk (Dist. 1)**

**Member April Atkins (Dist. 2)**

**Member Vivian Moore (Dist. 3)**

**Member LaSonya Osler (Dist. 4)**

**Member Jan Costello (Dist. 5)**

**Member Jana Johnson (Dist. 6)**

**Member Edward Patton (Dist. 7)**

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, September 6, 2022 at 6:00 p.m. This meeting will be conducted via teleconference (Zoom).

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

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/s/86330344636>

Or Telephone Dial: USA 8882709936 (US Toll Free) Conference code: 691303

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 10 minutes of time for citizens to speak in favor of an agenda item, and 10 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)

## **Call To Order**

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly:

Announcement of the case by Staff. 10 minutes of testimony will be allocated for the applicant and those in support of the application. 10 minutes of testimony will be allocated for the opponents. Public testimony will then be closed and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. At this point, Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on tonight's agenda will be heard at a public hearing before the Board of Commissioners on Tuesday, October 4, 2022 @ 5:30 p.m., via Zoom.

## **Roll Call**

**Deferred Cases**

- D4**     [2022-1486](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06  
Application of Director of Planning and Sustainability for a text amendment to the Emory Village Overlay-Sec. 3.22 to allow the limited sale of beer, wine, and spirits as an accessory retail use for off-site consumption at any location within the overlay district.

**Attachments:** [TA-22-1245621 Emory Village OVD Sept 2022 Staff Report](#)  
[TA-22-1245621 May 2022 Staff Report Emory Village OD](#)

[\(5/5/22 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/26/22 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

**New Cases**

- N9**     [2022-1977](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of Starleatha Denson to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to increase the size of an existing personal care home from six (6) residents to seven (7) residents, at 2336 Wesley Chapel Road.

**Attachments:** [Z-22-1245856 Sept 2022 Staff Report 2336 Wesley Chapel Rd](#)

- N10**     [2022-1978](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of Starleatha Denson for a Special Land Use Permit to increase the size of an existing personal care home from six (6) residents to seven (7) residents in the R-85 (Residential Medium Lot-85) zoning district, at 2336 Wesley Chapel Road.

**Attachments:** [SLUP-22-1245856 Sept 2022 Staff Report 2336 Wesley Chapel Rd](#)

- N11**     [2022-1979](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06  
Application of Stein Investment Group c/o Smith Gambrell & Russell to rezone properties from C-1 (Local Commercial) zoning district to HR-3 (High Density Residential-3) zoning district to allow for the construction of a mixed-use development to include approximately 30,000 square feet of accessory restaurant/retail space, 6,000 square feet of accessory office space, 392 multi-family units, and a shared structured parking garage, at 3082 Briarcliff Road.

**Attachments:** [Z-22-1245874 Sept 2022 Staff Report 3082 Briarcliff Rd](#)

- N12**    [2022-1980](#)    COMMISSION DISTRICT(S): Commission District 03 Super District 06  
Application of Abeba Abebe to amend the future land use plan from  
Commercial Redevelopment Corridor (CRC) to Suburban (SUB) to allow  
the existing single-family house to have a residential zoning classification, at  
2716 Ellen Way.

**Attachments:** [LP-22-1245937 Sept. 2022 Staff Report 3082 Briarcliff Rd](#)

- N13**    [2022-1981](#)    COMMISSION DISTRICT(S): Commission District 03 Super District 06  
Application of Abeba Abebe to rezone property from C-1 (Local  
Commercial) / Tier 2, I-20 Corridor Compatible Use Overlay District to  
R-75 (Residential Medium Lot-75) zoning district to allow an existing  
single-family house to have a residential zoning classification, at 2716 Ellen  
Way.

**Attachments:** [Z-22-1245875 Sept 2022 Staff Report 2716 Ellen Way](#)

- N14**    [2022-1991](#)    COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Breakthru House Inc. c/o Battle Law, P.C to rezone  
properties from O-I (Office Institutional) zoning district and R-75  
(Residential Medium Lot-75) zoning district to O-I (Office Institutional)  
zoning district to allow personal care homes and offices, at 1866 Eastfield  
Street.

**Attachments:** [Z-22-1245876 Sept 2022 Staff Report 1866 Eastfield St.](#)

- N15**    [2022-1992](#)    COMMISSION DISTRICT(S): Commission District 01 Super District 07  
Application of Fugees Family Inc. c/o Janeya Hisle for a Special Land Use  
Permit (SLUP) to allow a public charter school within the existing buildings  
formerly owned by Northeast Baptist Church in the R-100 (Residential  
Medium Lot-100) zoning district, at 3201 Bolissa Drive.

**Attachments:** [SLUP-22-1245885 Sept 2022 Staff Report 3201 Bolissa Dr](#)

- N16**    [2022-1996](#)    COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to amend the  
future land use plan from Suburban (SUB) to Commercial Redevelopment  
Corridor (CRC) to allow for the construction of single-family attached  
townhomes, at 1172 Longshore Drive.

**Attachments:** [LP-22-1245892 Sept. 2022 Staff Report 1172 Longshore Dr](#)

- N17**    [2022-1997](#)    COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of TR 34 Redan Road LLC c/o Battle Law, P.C. to rezone  
property from MU-4 (Mixed-Use High Density) zoning district to MR-1  
(Medium Density Residential-1) zoning district to allow for the construction  
of single-family attached townhomes, at 1172 Longshore Drive.

**Attachments:** [Z-22-1245922 Sept 2022 Staff Reportt 1172 Longshore Dr](#)

- N18**    [2022-1998](#)    COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of ModWash, LLC c/o Battle Law P.C. for a request to modify  
zoning conditions to remove condition #1 pursuant to CZ-06-1241,  
restricting the use of the property to office and retail uses to allow a car  
wash in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville  
Highway.

**Attachments:** [CZ-22-1245934 Sept 2022 Staff Report 1849 Lawrenceville Hwy](#)