

DeKalb County Government

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



Summary

Thursday, September 24, 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*

Staff Present: Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, September 24, 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.

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.

Deferred to the next meeting, until October 13, 2020 for Decision Only

- 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.
Approved with staff conditions, subject to obtaining a copy of the HOA Covenants regarding Certificate of Owner Occupancy and rental agreements
- 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.
Approved with staff's conditions
- 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 19 single-family detached homes at a density of 2.85 units per acre on the southwest side of Bermuda Road, at 1347 Bermuda Road.
Approved with staff's conditions, with additional conditions submitted by Commissioner Lorraine Cochran-Johnson to add perimeter fencing, a change to staff condition #18 to change "24 hour notice" to "48 hour notice", and that HOA covenants stipulate that no more than 15% of units can be non-owner occupied

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.
Deferred to the next meeting, until October 13, 2020 for Public Hearing

- 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.
Deferred for a Full Cycle, until November 19, 2020, and to direct the applicant to work with the Planning Department to do a small area study. The Planning Director Andrew Baker recused himself from the small area study and the recommendation as this item comes back to the Board
- 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.
Deferred for a Full Cycle, until November 19, 2020, and to direct the applicant to work with the Planning Department to do a small area study. The Planning Director Andrew Baker recused himself from the small area study and the recommendation as this item comes back to the Board
- 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.
Deferred, until the January 2021 Zoning meeting, with the date to be determined
- 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.
Approved

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.

Withdrawn

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.

Approved with 4 conditions submitted by Commissioner Jeff Rader

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.

Approved

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).

Approved