



Chief Executive Officer
Michael Thurmond

Department of Planning & Sustainability
Auditorium of the Maloof Center
1300 Commerce Drive, Suite 400
Decatur, GA 30030



Andrew A. Baker, AICP
Director

Board of Commissioners Zoning Meeting Date – May 28, 2019 6:30 PM

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five-minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, please complete a speaker card and present it when approaching the podium. If you have any documents for the Commissioners, please provide 10 copies when approaching the podium. Seven copies are for the Commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker’s position.

AGENDA

DEFERRED CASE(S):

D1 LP-19-1235181 2019-3209 Commission District 05 Super District 07
16-189-01-002, 16-189-01-003
1422 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Rose C. Evans to amend the Future Land Use Plan Map from Suburban (SUB) to Light Industrial (LIND). The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

D2 Z-19-1235180 2019-3210 Commission District 05 Super District 07
16-189-01-002, 16-189-01-003
1450 ROCK CHAPEL RD, LITHONIA, GA 30058

Application of Rose C. Evans to rezone property from R-100 (Single-Family) District to C-1 (Local Commercial) District to develop a contractor’s office with truck parking. The property is located on the east side of Rock Chapel Road, approximately 62 feet north of Rock Mountain Road at 1422 and 1450 Rock Chapel Road. The property has approximately 583 feet of frontage along Rock Chapel Road and contains 8.53 acres.

**D3 Z-19-1243046 2019-3216
16-071-09-001
2387 WELLBORN RD, LITHONIA, GA 30058**

Commission District 05 Super District 07

Application of Rocklyn Homes, Inc. c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) to MR-1 (Medium Density Residential - 1) District for 124 single-family attached townhome units at a density of 8.4 units per acre. The property is located on the north side of Wellborn Road, approximately 181 feet east of Strathmore Manor Drive, at 2387 Wellborn Road. The property has approximately 1,153 feet of frontage on Wellborn Road, 244.39 feet of frontage on Covington Highway and contains 14.75 acres.

NEW CASES:

**N1 Z-19-1235071 2019-3526
18-106-10-033, 18-106-10-034, 18-106-10-035, 18-106-10-036, 18-106-10-037, 18-106-10-038
18-106-10-039,18-106-10-040,18-106-10-041
961 MILLEDGE PL, ATLANTA, GA 30329**

Commission District 02 Super District 06

Application of Toll Bros., Inc. c/o Morris, Manning and Martin, LLP to rezone property from R-85 (Residential Medium Lot) District to HR-2 (High Density Residential-2) District to develop a student housing development consisting of 202 apartment units on 3.38 acres at a density of 60 units per acre. The property is located on the north and south side of Milledge Place; the east side of Briarcliff Road; the north side of Clifton Road and the west side of Biltmore Drive at 957, 961, 953, 949, 946, 948, 952, 956 and 960 Milledge Place. The property has approximately 115 feet of frontage on Briarcliff Road; 735 feet of frontage on Milledge Place; 450 feet of frontage on Clifton Road; and 518 feet of frontage on Biltmore Drive and contains 3.38 acres.

**N2 SLUP-19-1242997 2019-3527
18-108-13-011
1384 BROOK FOREST DR, ATLANTA, GA 30324**

Commission District 02 Super District 06

Application of Dellanney Maxwell Snyder to request a Special Land Use Permit (SLUP) to allow a home occupation with customer contact (Personal Training) in an R-85 (Residential Medium Lot) District, in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Section 27-4.2.31-Supplemental Regulations of the DeKalb County Code. The property is located on the southwest corner of Citadel Drive and Brook Forest Drive at 1384 Brook Forest Drive. The property has approximately 100 feet of frontage on Brook Forest Drive and 180 feet on Citadel Drive and contains 0.41 acre.

**N3 CZ-19-1243154 2019-3528
15-141-01-001
2200 FLAT SHOALS RD, ATLANTA, GA 30316**

Commission District 03 Super District 06

Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Small Lot- Residential Mix) District related to the mix of uses approved pursuant to CZ-02081. The proposal is to construct 21 single-family attached townhomes on a 2.03-acre portion of the development that was previously approved for 16,000 square feet of accessory commercial space and 32 live/work units. The property is located on the southeast corner of Keystone Drive and Flat Shoals Road at 2200 Flat Shoals Road. The property has approximately 354 feet of frontage on Flat Shoals Road and 480 feet on Keystone Drive and contains 2.03 acres.

N4 **SLUP-19-1243155** **2019-3529** **Commission District 03 Super District 06**
15-041-01-152
2902 CEDAR TRACE DR, ELLENWOOD, GA 30294

Application of Erica Stewart for a Special Land Use Permit to operate a 24-hour in-home day care facility for up to six children in an RSM (Small Lot Residential Mix) District, in accordance with Chapter 27, Article 4 of the DeKalb County Code, Table 4.1. The property is located on the southeast side of Cedar Trace Drive, approximately 420 feet south of Cedar Trace Lane, at 2902 Cedar Trace Drive. The property has approximately 65 feet of frontage on Cedar Trace Drive and contains 0.38 acre.

N5 **Z-19-1243161** **2019-3531** **Commission District 03 Super District 06**
15-179-03-047
1936 GLENWOOD AVE, ATLANTA, GA 30317

Application of J Alexander Brock to rezone property from R-75 (Residential Medium Lot) District to MR-1 (Medium Density Residential -1) District to allow the construction of thirteen (13) single-family attached townhomes. The property is located on the north side of Glenwood Avenue, approximately 246 feet west of Terry Mill Road, at 1936 Glenwood Avenue. The property has approximately 165 feet of frontage along Glenwood Avenue and contains 1.81 acres.

N6 **Z-19-1243163** **2019-3532** **Commission District 02 Super District 06**
18-195-09-002
3398 BRIARCLIFF RD, ATLANTA, GA 30345

Application of Greg Ramsey to rezone property from R-100 (Residential-Medium Lot-100) District to RSM (Small Lot Residential Mix) District to develop 21 urban single-family detached dwelling units. The property is located on the northwest side of Briarcliff Road, approximately 229 feet east of Branch Bend, at 3398 Briarcliff Road. The property has approximately 668 feet of frontage on Briarcliff Road and 60 feet along Continental Drive and contains 8.7 acres.

N7 **Z-19-1243173** **2019-3556** **Commission District 04 Super District 07**
18-030-01-011, 18-030-01-012, 18-030-01-013
433 N DESHON RD, STONE MOUNTAIN, GA 30087

Application of Phillip Witherington to rezone property from R-100 (Residential Medium Lot) District to NS (Neighborhood Shopping) District to develop general commercial uses within a 5,000 square foot retail shopping plaza. The property is located on the east side of Janie Way and the west side of North Deshon Road at 425, 433 and 441 North Deshon Road. The property has approximately 259 feet of frontage along the east side of Janie Way and approximately 310 feet of frontage along the west side of North Deshon Road and contains 2.03 acres.

N8 **TA-19-1243216** **2019-3557** **Commission Districts: ALL**
COUNTY-WIDE

Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and Article 4.2.23 (Drive-through facilities) to allow a drive-through facility, for a use other than a restaurant, to be allowed in the C-1 (Local Commercial) and C-2 (Commercial) Districts.