

Planning Commission Meeting Date – Thursday, July 11, 2024 6:00 PM
(This meeting will be held online, via Zoom.)

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

Or Telephone Dial: USA 888-270-9936 (US Toll Free)
Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Board of Commissioners Meeting Date – Thursday, July 25, 2024 5:30 PM

(This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

**AUDITORIUM OF THE MALOOF CENTER
1300 COMMERCE DRIVE, SUITE 400
DECATUR, GA 30030**

Citizens may also email documents for inclusion into the official record by submitting such materials by
5:30 pm three (3) business days prior to the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov
Email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2023-1466 TA-24-1246761

All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

**D2-2024-0105 LP-24-1246832
15 220 01 026
3744 REDAN ROAD, DECATUR, GA 30032**

Commission District 05 Super District 07

Application of Battle Law, P.C., LLC to amend character area from SUB (Suburban) character area to CRC (Commercial Redevelopment Corridor) character area to allow for rental townhomes in the R-75 (Residential Medium Lot-75) zoning district.

**D3-2024-0106 Z-24-1246799
15 220 01 026
3744 REDAN ROAD, DECATUR, GA 30032**

Commission District 05 Super District 07

Application of Battle Law P.C., LLC. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to develop rental townhomes in the R-75 (Residential Medium Lot-75) zoning district.

D4-2024-0108 SLUP-24-1246803 Commission District 04 Super District 07
18 072 02 072
6009 MEMORIAL DRIVE, STE 10, STONE MOUNTAIN, GA 30083

Application of John Koryan for a Special Land Use Permit (SLUP) to allow an event center in the C-1 (Local Commercial) zoning district.

D5-2024-0367 CZ-24-1246919 Commission District 05 Super District 07
16 094 01 074; 16 094 01 075; 16 094 01 076
6020, 6038, and 6048 PAUL ROAD, LITHONIA, GA 30058

Application of MBA Productions, LLC c/o Giacom, Roberts, & Daughdrill, LLC for a Major Modification of zoning conditions pursuant to CZ-00069 to allow music recording and photography studios in the O-I (Office-Institutional) zoning district.

NEW CASES:

N1-2024-0626 Z-24-1246990 Commission District 04 Super District 07
18 091 03 035
911 MOUNTAIN VIEW ROAD, STONE MOUNTAIN, GA 30083

Application of Dr. Claudette Spencer to rezone property from R-75 (Residential Medium Lot-75) zoning district to MU-1 (Mixed-Use Low Density) zoning district to allow for an adult day care facility.

N2-2024-0628 SLUP-24-1246991 Commission District 04 Super District 07
18 026 04 039
498 CRESTWOOD COURT, LITHONIA, GA 30058

Application of Ekwy Love for a Special Land Use Permit (SLUP) to allow an in-home child day care for up to six (6) in the RSM (Small Lot Residential Mix) zoning district.

N3-2024-0629 CZ-24-1246996 Commission District 05 Super District 07
16 068 02 018
6061 REDAN ROAD, LITHONIA, GA 30058

Application of Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-77077 to allow the construction of a convenience store with fuel pumps in the C-2 (General Commercial) zoning district.

N4-2024-0630 Z-24-1246999 Commission District 05 Super District 07
16 189 01 003
1422 ROCK CHAPEL ROAD LITHONIA, GA 30058

Application of Valrie Kong-Quee to rezone property from R-100 (Residential Medium Lot-100) zoning district to C-1 (Local Commercial) zoning district to allow for an administrative office associated with a landscaping business.

N5-2024-0631 SLUP-24-1247001 Commission District 04 Super District 06
18 069 02 028
5439 MEMORIAL DRIVE STONE MOUNTAIN, GA 30083

Application of Wilhemina Bestman for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district.

N6-2024-0632 SLUP-24-1247003
18 111 03 018
2933 NORTH DRUID HILLS ROAD ATLANTA, GA 30329

Commission District 02 Super District 06

Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district.

N7-2024-0633 Z-24-1247008
15 066 01 062, 15 066 01 012, 15 066 01 011
5370, 5384, and 5378 FLAT SHOALS PARKWAY, DECATUR, GA 30034

Commission District 03 Super District 07

Application of Cultivate Community c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of up to sixty-four (64) single-family, attached dwellings.

N8-2024-0634 SLUP-24-1247009
18 062 08 075
1850 LAWRENCEVILLE HIGHWAY, DECATUR, GA 30033

Commission District 02 Super District 06

Application of Sky Lounge Cafe – Decatur for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district.

N9-2024-0635 TA-24-1247028

All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to campgrounds within residential areas, and for other purposes. The text amendment is county wide.

N10-2024-0652 TA-24-1247032

All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to electric vehicle charging stations, and for other purposes. The text amendment is county wide.

DeKalb County Planning Commission July 2024 Cases

◆ Planning Case Site

Commission District No.

- 1
- 2
- 3
- 4
- 5

--- Municipal Boundaries

*refers to a County-wide text amendment.

Map Prepared by:
Long Range Planning
DeKalb County Planning and
Sustainability Department

