

DeKalb County Government

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



Agenda

Thursday, July 25, 2024

5:30 PM

Manuel J. Maloof Auditorium

Board of Commissioners - Zoning Meeting

Comm. Mereda Davis Johnson, Presiding Officer, District 5
Comm. Robert Patrick, Deputy Presiding Officer, District 1

Commissioner Michelle Long Spears, District 2
Commissioner Steve Bradshaw, District 4
Commissioner Edward "Ted" Terry, Super District 6

Call To Order

Roll Call

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, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall 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. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Deferred Cases

D1 [2023-1466](#) COMMISSION DISTRICT(S): 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.

Attachments: [TA-24-1246761 July 2024 Film Studio Requirements Staff Report](#)
[TA-24-1246761 Film Studios Jan 2024 Staff Report](#)

(1/9/24 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(1/25/24 Board of Commissioners - Zoning Meeting: [deferred 60 days to the Board of Commissioners](#))

(2/14/24 PECS-Planning, Economic Development & Community Services Committee: [recommended for deferral to the Board of Commissioners](#))

(2/27/24 Board of Commissioners: [deferred to the PECS-Planning, Economic Development & Community Services Committee](#))

(3/12/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(3/26/24 Board of Commissioners: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(7/11/24 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

- D2** [2024-0105](#) COMMISSION DISTRICT(S): 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, at 3744 Redan Road.

Attachments: [LP-24-1246832 July 2024 Staff Report 3744 Redan Road](#)
[LP-24-1246832 March 2024 Staff Report 3744 Redan Road](#)

(3/5/24 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/11/24 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D3** [2024-0106](#) COMMISSION DISTRICT(S): 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, at 3744 Redan Road.

Attachments: [Z-24-1246999 July BOC 2024 Staff Report 1422 Rock Chapel Road](#)
[Z-24-1246799 March 2024 Staff Report 3744 Redan Road](#)

(3/5/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/11/24 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D4** [2024-0108](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of John Koryan for a Special Land Use Permit (SLUP) to allow
an event center in the C-1 (Local Commercial) zoning district, at 6009
Memorial Drive, Ste. 10.

Attachments: [SLUP-24-1246803 July BOC 2024 Staff Report 6009 Memorial Dr
Ste 10](#)

[SLUP 24-1246803 March 2024 Staff Report 6009 Memorial Drive
v2](#)

[\(3/5/24 Planning Commission: denial per staff recommendation to the Board
of Commissioners - Zoning Meeting\)](#)

[\(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full
cycles to the Board of Commissioners - Zoning Meeting\)](#)

[\(7/11/24 Planning Commission: denial per staff recommendation to the
Board of Commissioners - Zoning Meeting\)](#)

- D5** [2024-0367](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of MBA Productions, LLC c/o Giacoma, 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, at 6020, 6038, and 6048 Paul Road.

Attachments: [CZ-24-1246919 July 2024 Recommended Conditions
CZ-24-1246919 July BOC 2024 Staff Report 6020.6038.6048 Paul
Road](#)

[CZ-24-1246919 Recommended Conditions May BOC 2024](#)

[CZ-24-1246919 May BOC 2024 Staff Report 6020, 6038 & 6048
Paul Road](#)

[\(5/2/24 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(5/23/24 Board of Commissioners - Zoning Meeting: deferred for a full cycle
to the Board of Commissioners - Zoning Meeting\)](#)

[\(7/11/24 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

New Cases

- N1 [2024-0626](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 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, at 911 Mountain View Drive.

Attachments: [Z-24-1246990 July BOC 2024 Staff Report 911 Mountain View Dr](#)

(7/11/24 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N2 [2024-0628](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 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, at 498 Crestwood Court.

Attachments: [SLUP-24-1246991 July BOC 2024 Staff Report 498 Crestwood Circle](#)

(7/11/24 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- N3 [2024-0629](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 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, at 6061 Redan Road.

Attachments: [CZ-24-1246996 July 2024 Staff Report 6061 Redan Road](#)

(7/11/24 Planning Commission: [withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N4 [2024-0630](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 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, at 1422 Rock Chapel Road.

Attachments: [Z-24-1246999 July BOC 2024 Staff Report 1422 Rock Chapel Road](#)

(7/11/24 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

N5 [2024-0631](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
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, at 5439 Memorial Drive.

Attachments: [SLUP-24=1247001 July 2024 Recommended Conditions](#)
[SLUP-24-1247001 July 2024 Staff Report 5439 Memorial Dr](#)

[\(7/11/24 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

N6 [2024-0632](#) COMMISSION DISTRICT(S): 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, at 2933 North Druid Hills Road.

Attachments: [SLUP-24-1247003 Recommended Conditions](#)
[SLUP-24-1247003 July 2024 Staff Report 2933 N Druid Hills Rd](#)

[\(7/11/24 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

N7 [2024-0633](#) COMMISSION DISTRICT(S): 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, at 5370, 5384 and 5378
Flat Shoals Parkway.

Attachments: [Z-24-1247008 July BOC 2024 Staff Report 5370.5384.5378 Flat
Shoals Pkwy](#)

[\(7/11/24 Planning Commission: deferred for two full cycles to the Board of
Commissioners - Zoning Meeting\)](#)

N8 [2024-0634](#) COMMISSION DISTRICT(S): 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, at 1850 Lawrenceville Highway.

Attachments: [SLUP-24-1247009 July BOC 2024 Staff Report 1850 Lawrenceville
Hwy](#)

[\(7/11/24 Planning Commission: denial per staff recommendation to the
Board of Commissioners - Zoning Meeting\)](#)

- N9** [2024-0635](#) COMMISSION DISTRICT(S): 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.

Attachments: [TA-24-1247028 July BOC 2024 Camgrounds in R districts Staff Report & Draft Ordinance](#)

(7/11/24 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- N10** [2024-0652](#) COMMISSION DISTRICT(S): 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..

Attachments: [TA-24-1247032 Electric Vehicle Charging Stations July 2024 Staff Report and Draft ordinance.](#)

(7/11/24 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))