

(PLEASE NOTICE THE TIME AND LOCATION CHANGE)

Board of Commissioners Meeting Date – Thursday, November 21, 2024 4:00 PM

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

**GOVERNMENT SERVICES CENTER
178 SAMS STREET
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 Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2023-1467 TA-24-1246762 (from September agenda) All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.

**D2-2024-0366 SLUP-24-1246917 (from September agenda) Commission District 03 Super District 06
15 021 01 015 & 15 021 01 016
2098 & 2124 Cedar Grove Road, Conley, GA 30288**

Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district.

**D3-2024-0105 LP-24-1246832 (from September agenda) Commission District 05 Super District 07
15 220 01 026
3744 Redan Road, Decatur, GA 30032**

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.

**D4-2024-0106 Z-24-1246799 (from September agenda) Commission District 05 Super District 07
15 220 01 026
3744 Redan Road, Decatur, GA 30032**

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

D5-2024-0630 Z-24-1246999 (from September agenda) 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.

D6-2024-0635 TA-24-1247028 (from September agenda) 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.

D7-2024-0626 Z-24-1246990 Commission District 04 Super District 07
18 091 03 035
911 Mountain View Drive, Stone Mountain, GA 30083

Application Dr. Claudette Spencer to rezone the property from R-75 (Residential Medium Lot-75 zoning district to MR-1 (Medium Density Residential -1) zoning district to allow for an adult day care center.

D8-2024-0633 Z-24-1247008 Commission District 03 Super District 07
15 066 01 062, 15 066 01 012, 15 066 01 011
5370, 5384, and 5378 Flat Shoals Parkway, Decatur, GA 30034

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 single-family, attached dwellings.

D9-2024-0634 SLUP-24-1247009 Commission District 02 Super District 06
18 062 08 075
1850 Lawrenceville Highway, Decatur, GA 30033

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.

NEW CASES:

N1-2024-0880 SLUP-24-1247027 (from September agenda) Commission District 04 Super District 06
18 070 01 001
832 Hambrick Road, Stone Mountain, GA 30083

Application of Hahu Lounge for a Special Land Use Permit (SLUP) to allow for a Late-Night Establishment the C-1 (Local Commercial) zoning district.

N2-2024-0891 SLUP-24-1247108 (from September agenda) Commission District 04 Super District 07
15 224 03 004
4850 Redan Road, Stone Mountain, GA 30088

Application of Wen Georgia, LLC c/o Dillard Sellers for a Special Land Use Permit (SLUP) for a drive through for a restaurant in the C-1 (Local Commercial) zoning district, within the Hidden Hills Overlay District, Tier 2.

N3-2024-0899 CZ-24-1247114 (from September agenda) Commission District 02 Super District 06
18 100 02 005, 18 100 04 014, 18 100 02 055, 18 100 02 052, 18 100 02 001
2050 Lawrenceville Highway; 2692 Sweet Briar Road; 3777 N. Druid Hills Road;
3861 N. Druid Hills Road; 2052 Lawrenceville Highway
Decatur, GA 30033

Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP for a major modification of zoning conditions pursuant to Z-22-1245595 rezoning conditions to add two (2) additional parcels, to revise certain requirements, and to amend the Master Development Plan in an MU-4 (Mixed-Use High-Density Zoning District).

N4-2024-0900 Z-24-1247113 (from September agenda) Commission District 02 Super District 06
18 100 02 052; 18 100 02 001
3861 N. Druid Hills & 2052 Lawrenceville Highway, GA 30033

Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP to rezone two (2) properties, totaling 1.52 acres from C-1 (Local Commercial) zoning district(s) to MU-4 (Mixed Use High Density) zoning district to allow the parcels to be incorporated into the overall development of Lulah Hills.

N5-2024-0901 TA-24-1247130 (from September agenda) All Districts

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27 of the DeKalb County zoning ordinance for supplemental regulations for Special Events Facilities. This text amendment is County-wide.

N6-2024-0890 TA-24-1247128 (from September agenda) Commission District 04 Super District 06

Application of the Director of Planning & Sustainability for a partial update to the Kensington Supplemental LCI Plan and adoption of the MARTA-Kensington Master Plan Study.

N7-2024-1108 SLUP-24-1247188 Commission District 04 Super District 06
18 122 03 053
4293 Hambrick Way, Stone Mountain, GA 30083

Application of Claudette Pile for a Special Land Use Permit (SLUP) for a personal care home, up to six (6) in the R-85 (Residential Medium Lot-85) zoning district.

N8-2024-1109 Z-24-1247190 Commission District 03 Super District 07
15 197 02 011, 15 197 02 010, 15 197 02 033
1491, 1531 & 1555 Austin Drive, Decatur, GA 30032

Application of Cameron Grogan c/o BF Austin, LLC to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of a single-family attached development.

N9-2024-1110 Z-24-1247191 Commission District 04 Super District 06
18 043 02 009
3960 Rockbridge Road, Stone Mountain 30083

Application of David M. Cesar to rezone property from NS (Neighborhood Shopping) zoning district to O-I (Office-Institution) to remove conditions and allow for operation of a child day care center for more than six (6) children.

N10-2024-1111 Z-24-1247192 Commission District 03 Super District 07
15 096 03 009
3089 Snapfinger Road, Decatur, GA 30034

Application of Dr. Anterro Graham c/o Pro Cutters Landscapes, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow for landscape business and related uses.

N11-2024-1112 Z-24-1247194 Commission District 03 Super District 06
15 137 03 024
2452 La Fortune Drive, Decatur, GA 30032

Application of Linda Dunlavy, Dunlavy Law Group, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of single-family attached townhomes.

N12-2024-0815 TA-24-1247197 County-wide

Application of the Office of Commission District 2 to amend Chapter 27 of the Code of DeKalb County, Georgia, as revised 1988, to reduce the minimum unit size for single-family dwelling units in single-family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot –85) zoning districts.

N13-2024-1077 TA-24-1247215 County-wide

Application of the Director of Planning and Sustainability to adopt the 2025-26 Zoning/Community Council Calendar and Resolution. This text amendment is County-wide.