

Planning Commission Meeting Date – March 3, 2020 6:30 PM
Board of Commissioners Meeting Date – March 24, 2020 6:30 PM

AGENDA

DEFERRED CASES:

D1 Z-20-1243617 2019-4711 Commission District 03 Super District 07
15-151-01-004, 15-151-01-005
2067 WINDYHILL RD, DECATUR, GA 30032

Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) District to RSM (Residential Small Lot Mix) District for a 36-unit single-family attached townhome development at a density of 7.3 units per acre. The property is located on the west side of Windyhill Road, approximately 255 feet north of Tilson Road, at 2061 and 2067 Windyhill Road, Decatur, GA. The property has approximately 200 feet of frontage on Windyhill Road and contains 4.93 acres.

D2 Z-20-1243622 2019-4716 Commission District 05 Super District 07
16-062-02-008
5672 REDAN RD, STONE MOUNTAIN, GA 30088

Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property located at 5636 Redan Road. The property is located on the west side of Georgia Railroad and in the rear of properties located on the north side of Redan Road, at 5672 Redan Road, Stone Mountain, GA. The property has approximately 15 feet of frontage off an alley way on Redan Road and contains 1.6 acres.

D3 CZ-20-1243623 2019-4717 Commission District 05 Super District 07
16-062-02-005
5636 REDAN RD, STONE MOUNTAIN, GA 30088

Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ-18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District. The property is located on the north side of Redan Road approximately 306 feet east of Panola Road, at 5636 Redan Road, Stone Mountain, GA. A portion of the property fronting on Redan Road is located within Tier 2 of the Greater Hidden Hills Overlay District. The property has approximately 196 feet of frontage along the north side of a Redan Road and contains 4.87 acres.

D4 TA-20-1243702 2019-4734 Commission Districts 03, 04 & 05 Super Districts 06 & 07

Application of the Director of Planning and Sustainability to amend Section 27-3.41.6.A (Permitted Uses and Structures) of the Kensington-Memorial Drive Overlay District to allow automotive rental and leasing as a permitted use subject to certain standards. The property is located on areas within the Kensington Memorial Drive Overlay District.

NEW CASES:

N1 SLUP-20-1243735 2020-0082 Commission District 02 Super District 06
18-111-07-033
1737 REINDEER DR, ATLANTA, GA 30329

Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) 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 south side of Reindeer Drive, approximately 247 feet east of Holly Lane and approximately 277 feet west of North Holly Lane, at 1737 Reindeer Drive, Atlanta, GA. The property has approximately 90 feet of frontage along the south side of Reindeer Drive and contains 0.33 acre.

N2 Z-20-1243741 2020-0083 Commission District 05 Super District 07
15-222-13-015, 15-022-13-019
1221 INDIAN CREEK PL, STONE MOUNTAIN, GA 30083

Application of Sudhir Tejpaal to rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use- 4) to HR-1 (High-Density Residential-1) for a multifamily residential building. The property is located on the south side of Redan Road, approximately 286 feet east of South Indian Creek Drive, at 1221 and 4220 Indian Creek Place, Stone Mountain, GA. The property has approximately 35 feet of frontage on Redan Road, 481 feet on Indian Creek Place/Palette Way, and 300 feet on Indian Creek Place and contains 2.27 acres.

N3 Z-20-1243750 2020-0084 Commission District 05 Super District 07
16-037-01-002
1705 PANOLA RD, STONE MOUNTAIN, GA 30088

Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units with a maximum of 131 units at a density of 5.72 units per acre within the Greater Hidden Hills Overlay District. The property is located on the west side of Panola Road, approximately 430 feet north of the intersection of Panola Road and Young Road, at 1705 Panola Road, Stone Mountain, GA. The property has approximately 1,016 feet of frontage along the west side of Panola Road and contains 22.99 acres.

N4 CZ-20-1243753 2020-0085 Commission District 04 Super District 06
18-043-02-013
4038 ROCKBRIDGE RD, STONE MOUNTAIN, GA 30083

Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic. The property is located on the north side of Rockbridge Road, approximately 336 feet west of Susan Creek Drive, at 4038 Rockbridge Road, Stone Mountain, GA. The property has approximately 308 feet of frontage on Rockbridge Road and contains 2.18 acres.

**N5 SLUP-20-1243754 2020-0086
15-144-02-054
1250 MORELAND AVE, ATLANTA, GA 30316**

Commission District 03 Super District 06

Application of Eden Rock Moreland, LLC for a Special Land Use Permit for a proposed restaurant with a drive - through in a C-2 (General Commercial) District in accordance Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1. The property is located on the south east corner of Moreland Avenue and Lynwyn Lane, at 1250 Moreland Avenue, Atlanta, GA. The property has approximately 150 feet of frontage along Moreland Avenue and approximately 255 feet of frontage along Lynwyn Lane and contains 1 acre.

**N6 Z-20-1243755 2020-0087
15-229-04-022
879 & 895 PORTER RD, DECATUR, GA 30032**

Commission District 04 Super District 06

Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community at a density of 6 units per acre. The property is located on the west side of Porter Road, approximately 155 feet south of Kensington Road, at 879 and 895 Porter Road, Decatur, GA. The property has 520 feet of frontage along Porter Road and contains 12 acres.