



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

**Planning Commission Meeting Date – May 7, 2019 6:30 PM**  
**Board of Commissioners Meeting Date – May 28, 2019 6:30 PM**

**DEFERRED CASE(S):**

**D1      LP-19-1235181              B. BREWER              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              K. HILL              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              M. FURMAN              2019-3216              Commission District 05 Super District 07**  
**16-071-09-001**  
**2387 WELLBORN RD, LITHONIA, GA 30058**

**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 and contains 14.75 acres.**

**NEW CASES:**

**N1      Z-19-1235071                      K. HILL                      2019-3526                      Commission District 02 Super District 06**  
**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**

**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.

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**N2      SLUP-19-1242997                      K. HILL                      2019-3527                      Commission District 02 Super District 06**  
**18-108-13-011**  
**1384 BROOK FOREST DR, ATLANTA, GA 30324**

**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.

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**N3      CZ-19-1243154                      M. FURMAN                      2019-3528                      Commission District 03 Super District 06**  
**15-141-01-001**  
**2200 FLAT SHOALS RD, ATLANTA, GA 30316**

**Application of Duke Land Group, LLC for a modification of zoning conditions in an RSM (Residential Small Lot 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.

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**N4      SLUP-19-1243155                      M. FURMAN                      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 6 feet of frontage on Cedar Trace Drive and contains 0.38 acre.

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**N5**      **SLUP-19-1243160**      **J. REID**      **2019-3530**      **Commission District 04 Super District 07**  
16-193-04-006  
8002 ROCKBRIDGE RD, LITHONIA, GA 30058

Application of Xandria Branch to request a Special Land Use Permit (SLUP) to allow a 4,500 square foot lounge (Glowbar ATL) within the Stonebridge Village shopping center to operate beyond 12:30 a.m. as a Late-Night Establishment within the C-1 (Commercial) District in accordance with Chapter 27, Article 4, Table 4.1 Use Table and Article 4.2.32 Supplemental Regulations of the DeKalb County Code. The property is located on the north side of Rockbridge Road at the intersection of Rockbridge Road and Rock Chapel Road, approximately 136 feet west of The Trace at 8002 Rockbridge Road. The property has approximately 520 feet of frontage along Rockbridge Road and contains 17.37 acres.

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**N6**      **Z-19-1243161**      **K. HILL**      **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.

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**N7**      **Z-19-1243163**      **M. FURMAN**      **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.

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**N8**      **Z-19-1243173**      **K. HILL**      **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.

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**N9**      **TA-19-1243216**      **M. EISENBERG**      **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.