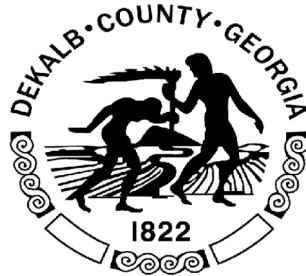


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Minutes

Tuesday, March 4, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

1st Vice-Chair Jon West

2nd Vice-Chair LaSonya Osler

Member Deanna Murphy (Dist. 1)

Member Sarah Zou (Dist. 2)

Member Vivian Moore (Dist. 3)

Member LaSonya Osler (Dist. 4)

Member Jan Costello (Dist. 5)

Member Winton Cooper (Dist. 6)

Member Edward Patton (Dist. 7)

Call To Order

The DeKalb County Planning Commission held its online zoning meeting on Tuesday, March 4, 2025 at 6:00 p.m. This meeting was conducted via teleconference (Zoom).

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on Thursday, March 27, 2025, **in-person** at: Government Services Center, 178 Sams Street, Decatur, Georgia 30030 at 5:30 p.m. **(This is not a Zoom meeting)**. That hearing can also be viewed via the County website and DCTV.

You may email the DeKalb County Commissioners regarding any case on this agenda Board of at: publichearing@dekalbcountyga.gov

Roll Call

Present 8 - Chairperson Tess Snipes, 1st Vice-Chair Jon West, 2nd Vice-Chair LaSonya Osler, Member Deanna Murphy, Member Sarah Zou, Member Jan Costello, Member Winton Cooper, Member Edward Patton

Absent 1 - Member Vivian Moore

Deferred Cases

D1 [2023-1467](#) COMMISSION DISTRICT(S): 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.

MOTION was made by Jan Costello, seconded by Jon West that this agenda item be deferred for two full cycles to the July 2025 zoning agenda.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Costello, Vice-Chair Osler, Vice-Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Moore

Not Present: 1 - Member Cooper

D2 [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.

MOTION was made by Jon West, seconded by LaSonya Osler that this agenda item be withdrawn without prejudice, per Staff recommendation & the Applicant's request.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Costello, Vice Chair Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Moore

Not Present: 1 - Member Cooper

- D3** [2024-1109](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 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 new, 62-unit, single-family attached development, at 1491, 1531 and 1555 Austin Drive.

MOTION was made by Jan Costello, seconded by Deanna Murphy that this agenda item be withdrawn without prejudice, per Staff recommendation & the Applicant's request.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Costello, Vice Chair Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Moore

Not Present: 1 - Member Cooper

- D4** [2024-1111](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 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 a landscape business and related uses, at 3089 Snapfinger Road.

MOTION was made by Jon West, seconded by Jan Costello that this agenda item be denied, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 6 - Member Costello, Vice Chair Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

No: 1 - Member Patton

Absent: 1 - Member Moore

Not Present: 1 - Member Cooper

- D5** [2024-1112](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 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 twelve (12) single-family attached townhomes, at 2452 La Fortune Drive a.k.a. 2724 Kelly Lake Road.

MOTION was made by Jon West, seconded by Edward Patton that this agenda item be withdrawn without prejudice, per Staff recommendation & the Applicant's request.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Costello, Vice Chair Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

Absent: 1 - Member Moore

Not Present: 1 - Member Cooper

- D6** [2024-0366](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes, live-work units and single-family detached cluster homes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district, at 2098 & 2124 Cedar Grove Road.

MOTION was made by Deanna Murphy, seconded by Jan Costello that this agenda item be deferred for 30 days to the April 22, 2025

Board of Commissioners meeting, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Costello, Vice Chair West, Member Murphy, and Member Zou

No: 2 - Vice Chair Osler, and Chairperson Snipes

Absent: 1 - Member Moore

Abstain: 1 - Member Cooper

New Cases

- N1** [2025-0045](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of MicroLife Institute to rezone property from R-75
(Residential Medium Lot-75) zoning district to R-60 (Residential Small
Lot-60) zoning district to allow for a cottage home development, at 2883
and 2893 Midway Road.

MOTION was made by LaSonya Osler, seconded by Deanna Murphy that this agenda item be approved with eleven (11) conditions, per Staff recommendation, with a modification to condition #1.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Vice Chair Osler, Vice Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Absent: 1 - Member Moore

- N2** [2025-0046](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Dahluk Group, LLC c/o Hakim Hilliard for a Special Land
Use Permit (SLUP) allow for a late-night establishment in the C-2
(General Commercial) zoning district and Tier 1 of the Scottdale Overlay
District, at 3420 E. Ponce de Leon Avenue.

MOTION was made by LaSonya Osler, seconded by Jon West that this agenda item be deferred for 30 days to the April 22, 2025 Board of Commissioners meeting.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 7 - Member Patton, Member Costello, Vice Chair Osler, Vice Chair West, Member Cooper, Member Murphy, and Member Zou

No: 1 - Chairperson Snipes

Absent: 1 - Member Moore

N3 [2025-0047](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of CSS 18, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a place of worship in the HR-2 (High Density Residential-2) zoning district, at 1600 Mount Mariah Road.

MOTION was made by Jon West, seconded by Edward Patton that this agenda item be deferred to the Board of Commissioners.

This item moves forward to the Board of Commissioners - Zoning Meeting on 3/27/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Vice Chair Osler, Vice Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Absent: 1 - Member Moore

March 4, 2025 Planning Commission Hearing Zoom Recording:

https://dekalbcountyga.zoom.us/rec/share/ZH3aKmPrpTWqhPcXYCZ6r6y7t1Oos1qms2GZAHWF68frrlT4FWWlmsc82PxXkwAc.G_k4PTihV2kmp_f

Passcode: ?M!4*Mfw