

## APRIL 2025 COMMUNITY COUNCIL RECOMMENDATIONS

(Updated with Zoom meeting links\_04.22.2025)

Planning Commission Meeting Date – Tuesday, May 6, 2025  
Board of Commissioners Meeting Date – Thursday, May 22, 2025

### **D1. CZ-25-1246771 (2024-1496)**

Architectural Standard, LLC c/o Battle Law, P.C.

Districts 3 & 6

**RECOMMENDATION: Approval (5-4-0).**

### **D2. CZ-24-1247294 (2024-1442)**

Hybrass Properties, LLC c/o Battle Law, P.C.

Districts 5 & 7

**RECOMMENDATION: Approval with a condition (6-0-0) that the residents surrounding the property must be notified of any blasting that may occur in advance and informed of the name of the company hired to do the blasting.**

### **N1. Z-25-1247358 (2025-0283)**

Hybrass Properties, LLC c/o Battle Law, P.C.

Districts 5 & 7

**RECOMMENDATION: Approval with a condition (6-0-0) that the residents surrounding the property must be notified of any blasting that may occur in advance and informed of the name of the company hired to do the blasting.**

Some of the concerns noted were: Possible damages to the existing housing from blasting, no notification of blasting, lack of community engagement by the applicant, proposal does not have enough ingress/egress, and the opinion that added housing will perpetuate a lack of resources in an area that is already a food desert.

### **N2. Z-25-1247420 (2025-0285)**

Blue River Development, LLC c/o Battle Law, P.C.

Districts 3 & 7

**RECOMMENDATION: Full Cycle Deferral (7-2-0) to allow the applicant to work with the developer and the DeKalb County Transportation Department to determine if traffic safety improvements could be installed to address traffic concerns of the community.**

**N3. CZ-25-1247427 (2025-0286)**

Venture South Investment, LLC c/o Battle Law, P.C.

Districts 3 & 7

**RECOMMENDATION: Approval (8-0-1) with the following conditions:** 1) Provide sound barrier and a substantial beautification buffer for the single-family community to the east to minimize truck traffic noise and visual impacts; and, 2) Restrict land uses and standards of the property at the corner of Glenhill Place and Glenwood Road (3221 Glenwood) to align with the I-20 Overlay District.

**N4. Z-25-1247428 (2025-0287)**

Venture South Investment, LLC c/o Battle Law, P.C.

Districts 3 & 7

**RECOMMENDATION: Approval (8-0-1) with the following conditions:** 1) Provide sound barrier and a substantial beautification buffer for the single-family community to the east to minimize truck traffic noise and visual impacts; and, 2) Restrict land uses and standards of the property at the corner of Glenhill Place and Glenwood Road (3221 Glenwood) to align with the I-20 Overlay District.

**N5. Z-25-1247426 (2025-0288)**

Regal Home Solutions, LLC c/o LaKisha Irby

Districts 4 & 7

**RECOMMENDATION: Denial (7-1-1)**

**N6. SLUP-25-1247425 (2025-0289)**

Regal Home Solutions, LLC c/o LaKisha Irby

Districts 4 & 7

**RECOMMENDATION: Denial (7-1-1)**

**N7. SLUP-25-1247431 (2025-0291)**

Erica Childs

Districts 3 & 6

**RECOMMENDATION: Two-Cycle Deferral (7-0-1)** to allow the applicant time to meet with the community and explore options to modify the application to meet the concerns of the neighborhood, including a possible condition for SLUP to expire after certain time period and proceed through SLUP renewal public hearing process upon expiration.

**N8. SLUP-25-1247429 (2025-0292)**

Hyacinth Davis

Districts 3 & 7

**Denial (8-0-0)** based on community opposition and potential lower property values.

**N9. SLUP-25-1247395 (2025-0293)**

Donna Pittman

Districts 1 & 7

**RECOMMENDATION: Approval (4-0-0)**

**N10. SLUP-25-1247423 (2025-0295)**

Murphy Oil USA c/o Ken Peters

Districts 4 & 6

**RECOMMENDATION: Denial (9-0-0)**

**N11. SLUP-25-1247424 (2025-0296)**

Murphy Oil USA c/o Ken Peters

Districts 4 & 6

**RECOMMENDATION: Denial (9-0-0)**

**N12. TA-25-1247472 (2025-0377)**

Dir. P&S Ch.5 SAP – MARTA Indian Creek Transit Oriented Development

Districts 4 & 6

**RECOMMENDATION: Approval (6-0-0)**

**Community Council – 1 April 16, 2025 Meeting Recording:**

<https://dekalbcountyga.zoom.us/rec/share/21TZZWi51WXMzmlmnvhVTgm1gqj4eE0ew9UFqvn3wiWhow2uflTRQtXU7c44uPZP.M8oa4TYtYtlBECer>

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**Community Council – 2 April 8, 2025 Meeting Recording:**

<https://dekalbcountyga.zoom.us/rec/share/xiWVd7g9Xr0FqrhI3D7aIAtb9Z0BsHxi866iV63q-GxYa0zPYTk2WM8FYIN8kvZ.zKfUKM6iGZn30t15>

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**Community Council – 3 April 9, 2025 Meeting Recording:**

[https://dekalbcountyga.zoom.us/rec/share/cmQoDwd9-mSaQPpB1bdPWuf5oJqC35IyXGyoz3k9r\\_5QWyQeZSZ\\_R-p0\\_a2k8m6g.9sawuBqSJ0kVZIxS](https://dekalbcountyga.zoom.us/rec/share/cmQoDwd9-mSaQPpB1bdPWuf5oJqC35IyXGyoz3k9r_5QWyQeZSZ_R-p0_a2k8m6g.9sawuBqSJ0kVZIxS)

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**Community Council – 4 April 15, 2025 Meeting Recording:**

<https://dekalbcountyga.zoom.us/rec/share/KtqlaTgUpzqxCAS1KatsXGrRoPmY9Wxrydh6fh0wlTgZCJBjUulL3HlgGE6UvFv3.FXx5BHJJUMarSFrC>

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**Community Council – 5 April 14, 2025 Meeting Recording:**

[https://dekalbcountyga.zoom.us/rec/share/tjW0ltpzVyTpp5pEt2dv8XWfYJKEy8HnqaRrXzTob\\_X8mmQ-mIMYdjafnhPrliV.7Vi5hf\\_bnjRMPdRb](https://dekalbcountyga.zoom.us/rec/share/tjW0ltpzVyTpp5pEt2dv8XWfYJKEy8HnqaRrXzTob_X8mmQ-mIMYdjafnhPrliV.7Vi5hf_bnjRMPdRb)

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