

DeKalb County Government

Government Services Center

178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, May 6, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes

Chair Jon West (1st Vice-Chair)

Chair LaSonya Osler (2nd Vice-Chair)

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 will hold its online zoning meeting on Tuesday, May 6, 2025 at 6:00 p.m. This meeting will be conducted via teleconference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86330344636> or telephone dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting. Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials to plansustain@dekalbcountyga.gov

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly: Announcement of the case by Staff. Ten (10) minutes of speaking time will be allocated for the applicant and those in support of the application. Ten (10) minutes of speaking time will be allocated for opponents of the application. Public comments will be limited to two (2) minutes for any application seeking a withdrawal.

Citizens attending the meeting via the Zoom link will be able to join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. When called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Public comments will then close and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. The Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue. Citizens are not allowed to interrupt or speak out unless called upon by members of the Planning Commission.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners of: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on Thursday, **May 22, 2025 @ 5:30 p.m., in-person (this is not a Zoom meeting)** at the Government Services Center, 178 Sams Street, Decatur, Georgia 30030, and via the County website.

Roll Call

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Planning Commission Meeting Date – Tuesday, May 6, 2025 6:00 PM

(This meeting will be held online, via Zoom.)

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or Telephone Dial: USA 888-270-9936 (US Toll Free)

Conference code: 691303

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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; and, You may email the
DeKalb County Planning Commission at plansustain@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2024-1496 CZ-25-1246771
15 090 01 021

Commission District 03 Super District 06

4015 Flat Shoals Parkway, Decatur, GA 30034

Application of Architectural Standard, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I- 20 Overlay District.

D2-2024-1442 CZ-25-1247294

Commission District 05 Super District 07

16 197 03 006; 16 197 03 012; 16 219 01 005; 16 219 01 006;

16 220 01 004; 16 220 01 007; 16 220 01 009

7788 Pleasant Hill Road; 1716 Pleasant Hill Road; 7900 Pleasant Hill Road;

7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road;

7890 Pleasant Hill Road, Lithonia, GA 30058

Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-18-22130 for the development of single-family, detached residences in the RNC (Residential Neighborhood Conservation) zoning district.

NEW CASES:

N1-2025-0283 Z-25-1247358

Commission District 05 Super District 07

16 197 02 009 & 16 220 01 001

1619 Pleasant Hill Trail & 7850 Pleasant Hill Road, Lithonia, GA 30058

Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of 149 single-family homes.

N2-2025-0285 Z-25-1247420
15 061 03 001
4743 Flat Shoals Parkway, Decatur, GA 30034

Commission District 03 Super District 07

Application of Blue River Development, LLC c/o Battle Law P.C. to rezone property from O-I (Office-Institution) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a residential development.

N3-2025-0286 CZ-25-1247427
15 170 13 030
1816 Candler Road, Decatur, GA 30032

Commission District 03 Super District 07

Application of Venture South Investment, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-20-1243619 in the C-2 (General Commercial) zoning district and Tier 2 of the I-20 Overlay District to allow for a grocery store with retail shops to access Glenhill Place.

N4-2025-0287 Z-25-1247428
15 170 13 088
3221 Glenwood Road, Decatur, GA 30032

Commission District 03 Super District 07

Application of Venture South Investment, LLC c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to allow for the consolidation of the property with adjacent C-2 zoned properties to allow for a proposed grocery store with retail shops.

N5-2025-0288 Z-25-1247426
18 019 03 019
5346 O'Malley Lane, Stone Mountain, GA 30088

Commission District 04 Super District 07

Application of Regal Home Solutions, LLC c/o LaKisha Irby to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for a personal care home for more than six (6) individuals.

N6-2025-0289 SLUP-25-1247425
18 019 03 019
5346 O'Malley Lane, Stone Mountain, GA 30088

Commission District 04 Super District 07

Application of Regal Home Solutions, LLC c/o LaKisha Irby for a Special Land Use Permit to allow for a personal care home for more than six (6) individuals in the RSM (Small Lot Residential Mix) zoning district.

N7-2025-0291 SLUP-25-1247431
15 119 04 046
2667 Candler Woods Court, Decatur, GA 30032

Commission District 03 Super District 06

Application of Erica Childs for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

N8-2025-0292 SLUP-25-1247429
15 092 03 014
3574 Boring Road, Decatur, GA 30034

Commission District 03 Super District 07

Application of Hyacinth Davis for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.

N9-2025-0293 SLUP-25-1247395

Commission District 01 Super District 07

18 246 02 009

2615 Shallowford Road Atlanta, GA 30345

Application of Donna Pittman for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-2 (General Commercial) zoning district.

N10-2025-0295 SLUP-25-1247423

Commission District 04 Super District 06

18 071 02 006

5922 Memorial Drive, Stone Mountain, GA 30083

Application of Murphy Oil USA c/o Ken Peters for a Special Land Use Permit (SLUP) to allow for fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district.

N11-2025-0296 SLUP-25-1247424

Commission District 04 Super District 06

18 071 02 006

5922 Memorial Drive, Stone Mountain, GA 30083




Application of Murphy Oil USA c/o Ken Peters for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

N12-2025-0377 TA-25-1247472

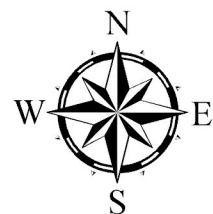
Commission District 05 Super District 07

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is intended to incorporate MARTA's Indian Creek Station Master Plan: Transit-Oriented Development document's general vision, policies, and goals as guidance for future development of the planned area.

PlanningCaseMay

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 Municipal Boundaries



Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS