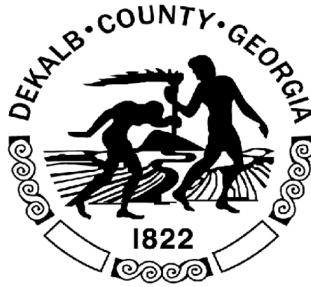


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, May 22, 2025

5:30 PM

**Government Services Center - 178 Sam's Street - Decatur, GA 30030
(Multipurpose Room A1201)**

Board of Commissioners - Zoning Meeting

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1

Commissioner Chakira Johnson, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

Call To Order

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Roll Call

Deferred Cases

- D1** [2024-1496](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
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, at 4015 Flat Shoals Parkway.

Attachments: [CZ-25-1246771 May 2025 Staff Report 4015 Flat Shoals Pkwy](#)
[CZ-25-1246771 Jan. 2025 Staff Report 4015 Flat Shoals Pkwy](#)

(1/7/25 Planning Commission: deferred for two full cycles to the Board of
Commissioners - Zoning Meeting)

(5/6/25 Planning Commission: 30 day deferral to the Board of
Commissioners - Zoning Meeting)

- D2** [2024-1442](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 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, at 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.

Attachments: [CZ-25-1247294 May 2025 Staff Report 7788 \(and others\) Pleasant Hill Road](#)
[CZ-25-1247294 Jan. 2025 Staff Report 7778 and others Pleasant Hill Rd](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(5/6/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- D3** [2024-1443](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Hollingshead Materials, LLC c/o Brian Hercules to rezone properties from M (Light Industrial) and M-2 (Heavy Industrial) zoning districts with conditions to M-2 (Heavy Industrial) zoning district to allow for an asphalt plant (concrete, ready-mix facility), at 3298 and 3272 Fayetteville Road.

Attachments: [Z-25-1247293 March 2025 BOC Staff Report 3298 & 3272 Fayetteville Road](#)
[Z-25-1247293 Jan. BOC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)
[Z-25-1247293 Jan. PC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)
[Z-25-1247293 \(2024-1443\) Recommended Conditions](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(3/27/25 Board of Commissioners - Zoning Meeting: [deferred to the Board of Commissioners - Zoning Meeting](#))

- D4** [2024-1444](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Hollingshead Materials, LLC c/o Brian Hercules for a Special
Land Use Permit (SLUP) to allow for an asphalt plant (concrete, ready-mix
facility) in the M-2 (Heavy Industrial) zoning district, at 3298 and 3272
Fayetteville Road.

Attachments: [SLUP-25-1247295 March 2025 BOC Staff Report 3298 & 3272
Fayetteville Road](#)
[SLUP-25-1247295 Jan. BOC 2025 Staff Report 3298 & 3272
Fayetteville Road](#)
[SLUP-25-1247295 Jan. PC 2025 Staff Report 3298 & 3272
Fayetteville Road](#)
[SLUP-25-1247295 \(2024-1444\) Recommended Conditions](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of
Commissioners - Zoning Meeting](#))

(3/27/25 Board of Commissioners - Zoning Meeting: [deferred to the Board
of Commissioners - Zoning Meeting](#))

New Cases

- N1** [2025-0283](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
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, at 1619 Pleasant Hill Trail and 7850 Pleasant Hill
Road.

Attachments: [Z-25-1247358 May 2025 Staff Report 1619 Pleasant Hill Trl & 7850
Pleasant Hill Rd](#)

(5/6/25 Planning Commission: [deferred for two full cycles to the Board of
Commissioners - Zoning Meeting](#))

- N2** [2025-0285](#) COMMISSION DISTRICT(S): 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,
at 4743 Flat Shoals Parkway.

Attachments: [Z-25-1247420 \(2025-0285\) Recommended Conditions](#)
[Z-25-1247420 May 2025 Staff Report 4743 Flat Shoals Pkwy](#)

(5/6/25 Planning Commission: [approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting](#))

- N3 [2025-0286](#) COMMISSION DISTRICT(S): 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, at 1816 Candler Road.

Attachments: [CZ-25-1247427 \(2025-0286\) Recommended Conditions May BOC 2025](#)
[CZ-25-1247427 May BOC 2025 Staff Report 1816 Candler Road](#)
[CZ-25-1247427 May PC 2025 Staff Report 1816 Candler Road](#)

(5/6/25 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N4 [2025-0287](#) COMMISSION DISTRICT(S): 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, at 3221 Glenwood Road.

Attachments: [Z-25-1247428 \(2025-0287\) Recommended Conditions May BOC 2025](#)
[Z-25-1247428 May BOC 2025 Staff Report 3221 Glenwood Road](#)
[Z-25-1247428 May PC 2025 Staff Report 3221 Glenwood Road](#)

(5/6/25 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N5 [2025-0288](#) COMMISSION DISTRICT(S): 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, at 5346 O'Malley Lane.

Attachments: [Z-25-1247426 May 2025 Staff Report 5346 O'Malley Lane](#)

(5/6/25 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N6 [2025-0289](#) COMMISSION DISTRICT(S): 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, at 5346
O'Malley Lane.

Attachments: [SLUP-25-1247425 May 2025 Staff Report 5346 O'Malley Lane](#)

(5/6/25 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N7 [2025-0291](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Erica Childs for a Special Land Use Permit (SLUP) to allow
for a Child Care Institution for up to six (6) individuals in the R-75
(Residential Medium Lot-75) zoning district, at 2667 Candler Woods Court.

Attachments: [SLUP-25-1247431 Recommended Conditions - May BOC 2025](#)

[SLUP-25-1247431 May BOC 2025 Staff Report 2667 Candler Woods Court](#)

[SLUP-25-1247431 May PC 2025 Staff Report 2667 Candler Woods Court](#)

(5/6/25 Planning Commission: [approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting](#))

- N8 [2025-0292](#) COMMISSION DISTRICT(S): 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, at 3574 Boring Road..

Attachments: [SLUP-25-1247429 May BOC 2025 Staff Report 3574 Boring Road](#)

[SLUP-25-1247429 May PC 2025 Staff Report 3574 Boring Road](#)

(5/6/25 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N9 [2025-0293](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07
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, at 2615 Shallowford Road.

Attachments: [SLUP-25-1247395 May 2025 Staff Report 2615 Shallowford Road](#)

(5/6/25 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N10** [2025-0295](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
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, at 5922 Memorial Drive.

Attachments: [SLUP-25-1247423 May BOC 2025 Staff Report 5922 Memorial Dr](#)
[SLUP-25-1247423 May PC 2025 \(fuel pumps\) Staff Report 5922](#)
[Memorial Dr](#)

(5/6/25 Planning Commission: withdrawal per the applicant's request to the
Board of Commissioners - Zoning Meeting)

- N11** [2025-0296](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
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, at 5922 Memorial Drive.

Attachments: [SLUP-25-1247424 May BOC 2025 Staff Report 5922 Memorial Dr](#)
[SLUP-25-1247424 May PC 2025 \(alcohol sales\) Staff Report 5922](#)
[Memorial Dr](#)

(5/6/25 Planning Commission: withdrawal per the applicant's request to the
Board of Commissioners - Zoning Meeting)

- N12** [2025-0377](#) COMMISSION DISTRICT(S): 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...Body

PETITION NO: N12-2025-0377 TA-25-1247472

PROPOSED USE: To adopt MARTA's Indian Creek Station Master Plan
Study.

LOCATION: N/A

PARCEL NO. : N/A

INFO. CONTACT: Aprell King, EMUP, Planner

PHONE NUMBER: 470-898-2251

PURPOSE:


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.

RECOMMENDATION:

Attachments: [TA-25-1247472 \(2025-0377\) May 2025 Staff Report Amendment to
the MARTA-Indian Creek TOD Master Plan Study](#)
[Indian Creek Resolution TA-25-1247472 \(2025-0377\) 05.21.2025](#)

[\(5/6/25 Planning Commission: approval per staff recommendation to the
Board of Commissioners - Zoning Meeting\)](#)

PlanningCaseMay

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 Municipal Boundaries



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