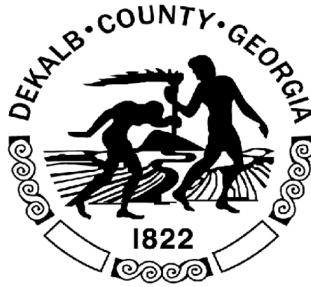


DeKalb County Government

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Board of Commissioners Meeting Date – Thursday, May 22, 2025 5:30 PM

(This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

**GOVERNMENT SERVICES CENTER
178 SAMS STREET
DECATUR, GA 30030**

Citizens may also email documents for inclusion into the official record by submitting such materials to email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2024-1496 CZ-25-1246771 Commission District 03 Super District 06
15 090 01 021
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.

D3-2024-1443 Z-25-1247293 Commission District 03 Super District 06
15 080 05 002 & 15 080 05 013
3298 & 3272 Fayetteville Road, Atlanta, GA 30316

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).

D4-2024-1444 SLUP-25-1247295 Commission District 03 Super District 06
15 080 05 002 & 15 080 05 013
3298 & 3272 Fayetteville Road, Atlanta, GA 30316

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.

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

Commission District 03 Super District 07

15 061 03 001

4743 Flat Shoals Parkway, Decatur, GA 30034

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

Commission District 03 Super District 07

15 170 13 030

1816 Candler Road, Decatur, GA 30032

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

Commission District 03 Super District 07

15 170 13 088

3221 Glenwood Road, Decatur, GA 30032

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

Commission District 04 Super District 07

18 019 03 019

5346 O'Malley Lane, Stone Mountain, GA 30088

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

Commission District 04 Super District 07

18 019 03 019

5346 O'Malley Lane, Stone Mountain, GA 30088

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

Commission District 03 Super District 06

15 119 04 046

2667 Candler Woods Court, Decatur, GA 30032

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
18 246 02 009
2615 Shallowford Road Atlanta, GA 30345

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.

N10-2025-0295 SLUP-25-1247423
18 071 02 006
5922 Memorial Drive, Stone Mountain, GA 30083

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.

N11-2025-0296 SLUP-25-1247424
18 071 02 006
5922 Memorial Drive, Stone Mountain, GA 30083

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.

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