

# DeKalb County Government

Government Services Center  
178 Sams Street  
Decatur, GA 30030



## Minutes

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 held its online zoning meeting on Tuesday, May 6, 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, May 22, 2025, in-person at: Government Services Center, 178 Sams Street, Decatur, Georgia 30030 at 5:30 p.m. (This is not a Zoom meeting).

The hearing can be viewed via the County website and DCTV.

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

## Roll Call

<b>Present</b>	6 - Member Edward Patton, Member Jan Costello, Member Vivian Moore, 2nd Vice-Chair LaSonya Osler, Chairperson Tess Snipes, and Member Winton Cooper
<b>Absent</b>	3 - 1st Vice-Chair Jon West, Member Deanna Murphy, and Member Sarah Zou

## Deferred Cases

- D1**     [2024-1496](#)     Commission Districts: 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.
- MOTION was made by Vivian Moore, seconded by LaSonya Osler that this agenda item be deferred for 30 days to the June 24, 2025 BOC a.m. meeting, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- D2**      [2024-1442](#)      Commission Districts: 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.

**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be deferred for two-full cycles to the September 2025 zoning agenda, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

### **New Cases**

- N1**      [2025-0283](#)      Commission Districts: 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.

**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be deferred for two-full cycles to the September 2025 zoning agenda, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N2**      [2025-0285](#)      Commission Districts: 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.

**MOTION was made by Vivian Moore, seconded by Jan Costello that this agenda item be approved with six (6) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, and Chairperson Snipes

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

**Abstain:** 1 - Member Cooper

- N3**     [2025-0286](#)     Commission Districts: 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. **MOTION was made by Vivian Moore, seconded by Jan Costello that this agenda item be approved with two (2) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, and Chairperson Snipes

**No:** 1 - Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N4**     [2025-0287](#)     Commission Districts: 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.

**MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be approved with two (2) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N5      [2025-0288](#)      Commission Districts: 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.  
**MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be denied, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N6      [2025-0289](#)      Commission Districts: 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.  
**MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be denied, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

**N7**     [2025-0291](#)     Commission Districts: 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.

**MOTION was made by Winton Cooper, seconded by Jan Costello that this agenda item be approved with the condition that the SLUP be renewed two years after occupancy.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

**N8**     [2025-0292](#)     Commission Districts: 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..

**1st MOTION: Winton Cooper moved, Vivian Moore seconded to table this item until the end of the meeting, due to the Applicant not being present. Motion passed 5-1-0. Commissioner Costello opposed.**

**2nd MOTION at the end of the agenda: Vivian Moore moved, Winton Cooper seconded to take this item off the table. Motion passed 5-0-0. Commissioner Patton was not present for this vote.**

**FINAL MOTION: Vivian Moore moved, Jan Costello seconded for denial, due to the Applicant not being present.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N9**     [2025-0293](#)     Commission Districts: 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.

**MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be approved, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, and Member Cooper

**No:** 1 - Chairperson Snipes

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N10**     [2025-0295](#)     Commission Districts: 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.

**MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be withdrawn without prejudice, per the Applicant's request.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N11**     [2025-0296](#)     Commission Districts: 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.  
**MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be withdrawn without prejudice, per the Applicant's request.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- N12**     [2025-0377](#)     Commission Districts: 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.

**MOTION was made by Jan Costello, seconded by Vivian Moore, that this agenda item be approved, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:**

**Yes:** 5 - Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

**Absent:** 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

**Not Present:** 1 - Member Patton



**DeKalb County Planning Commission  
May 6, 2025 Zoom Meeting Recording:**

[https://dekalbcountyga.zoom.us/rec/share/xAaJ73O\\_540rhi-aRTa5IWNmq2fFUahLu7BdBVnpqc\\_BTa8Ld1fzBqm-smB1CLw.3bteSg3ms4cDhpsJ](https://dekalbcountyga.zoom.us/rec/share/xAaJ73O_540rhi-aRTa5IWNmq2fFUahLu7BdBVnpqc_BTa8Ld1fzBqm-smB1CLw.3bteSg3ms4cDhpsJ)

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