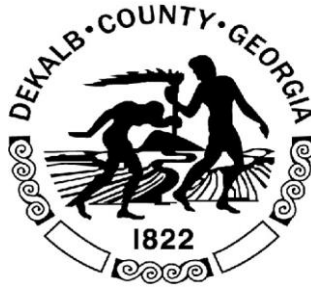


DeKalb County Government

Government Services Center

178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, July 8, 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, July 8, 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, July 24, 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: <https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

DEPARTMENT OF PLANNING & SUSTAINABILITY

Planning Commission Meeting Date – Tuesday, July 8, 2025, 6:00 PM

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

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

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

Board of Commissioners Meeting Date – Thursday, July 24, 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 by
5:30 pm three (3) business days prior to the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov

Email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2023-1467 TA-24-1246762

County-wide

Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.

NEW CASES:

N1-2025-0624 SLUP-25-1247517

Commission District 04 Super District 07

18 091 01 026

1101 N. Hairston Road, Stone Mountain, GA 30083

Application of Maiysha Rashad & Hakim Hilliard for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

N2-2025-0625 Z-25-1247521

Commission District 03 Super District 07

15 126 05 004

2381 Snapfinger Road, Decatur, GA 30034

Application of Valley Consulting, LLC c/o Linda Dunlavy, Dunlavy Law Group to rezone property from R-100 (Residential Medium Lot-100) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow a townhome development.

N3-2025-0626 SLUP-25-1247527
16 028 01 001
5083 Biffle Road, Stone Mountain, GA 30088

Commission District 05 Super District 07

Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP) to allow senior residential housing in the R-100 (Residential Medium Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district.

N4-2025-0627 Z-25-1247528
15 167 11 014; 15 167 11 062
3803 & 3815 Glenwood Road, Decatur, GA 30032

Commission District 03 Super District 07

Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow single-family detached, attached (duplex and triplex), and a three-story condominium building.

N5-2025-0628 Z-25-1247529
18 267 01 003
3265 Northeast Expressway, Chamblee, GA 30341

Commission District 01 Super District 07

Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP to rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential-1) zoning district to allow single-family, attached, and multi-family developments.

N6-2025-0629 Z-25-1247470
16 186 01 007
7566 Union Grove Road, Lithonia, GA 30058

Commission District 05 Super District 07

Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Mix Residential) zoning district to allow a personal care home for more than six (6) individuals.

N7-2025-0630 SLUP-25-1247471
16 186 01 007
7566 Union Grove Road, Lithonia, GA 30058

Commission District 05 Super District 07

Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to allow a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district.

N8-2025-0631 SLUP-25-1247516
16 188 03 006
1816 Enid Drive, Lithonia, GA 30058

Commission District 05 Super District 07

Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to allow a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district.

N9- 2025-0632 SLUP-25-1247522
15 101 07 005
3600 Preakness Drive, Decatur, GA 30034

Commission District 03 Super District 07

Application of Pinewood 383, LLC c/o Nyalls Carlton for a Special Land Use Permit (SLUP) to allow a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.

N10-2025-0633 SLUP-25-1247526

15 222 01 022

4106 Creek Court, Stone Mountain, GA 30083

Commission District 05 Super District 07

Application of Druniece Jackson for a Special Land Use Permit (SLUP) allow a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

N11-2025-0634 SLUP-25-1247530

15 107 07 010

2854 Clifton Church Road, Atlanta, GA 30316

Commission District 03 Super District 06

Application of Denise Amos for a Special Land Use Permit (SLUP) to allow a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

N12-2025-0635 TA-25-1247540

15 170 13 088

3221 Glenwood Road, Decatur, GA 30032

Commission District 03 Super District 07

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-3.33 Division 33 to extend the I-20 Overlay District, Tier 2 to 3221 Glenwood Road.

DeKalb County Planning Commission July 2025 Cases

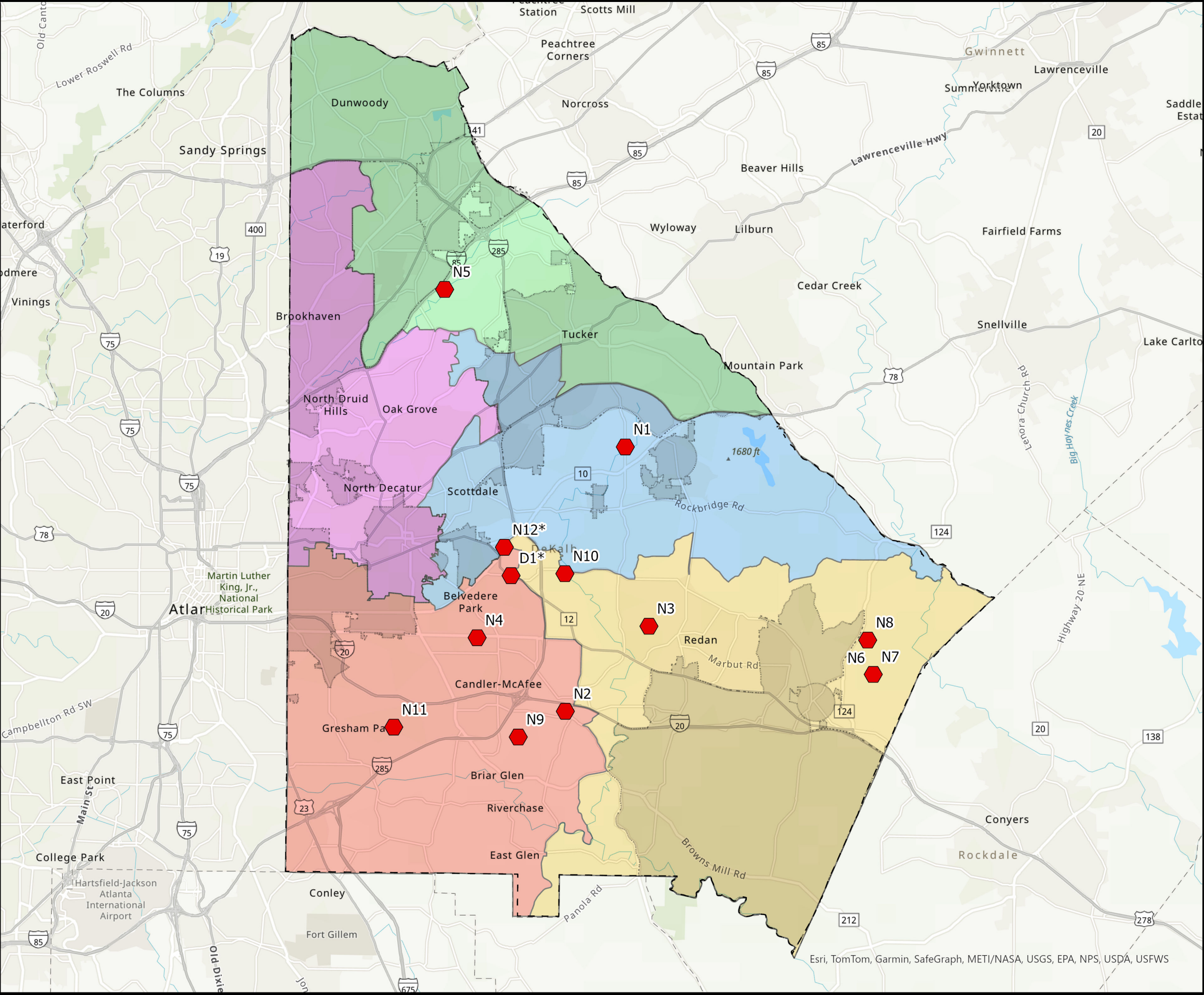
◆ Planning Case

Commission District No.

- 1
- 2
- 3
- 4
- 5

▤ Municipal Boundaries

***refers to a County-wide text amendment.**



Map Prepared by:
Long Range Planning
DeKalb County Planning and
Sustainability Department

