

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, GA 30030



Minutes

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 - Roll Call**Present**

- 9 - Commissioner Edward Patton, Commissioner Jan Costello,
Commissioner Vivian Moore, 2nd Vice-Chair LaSonya Osler,
1st Vice-Chair Jon West, Chairperson Tess Snipes,
Commissioner Winton Cooper, Commissioner Deanna Murphy,
and Commissioner Sarah Zou

The DeKalb County Planning Commission held its online zoning meeting on Tuesday, July 8, 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, July 24, 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 July 24, 2025 Board of Commissioners' Zoning hearing can be viewed via the County website and DCTV: <https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

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

Deferred Cases:

- D1** [2023-1467](#) COMMISSION DISTRICT(S): All Districts
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.
MOTION was made by Commissioner West, seconded by Commissioner Osler that this agenda item be Deferred, two full cycles to the November 2025 zoning agenda.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

No: 1 - Member Costello

New Cases

- N1** [2025-0624](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07

(N1 continued) COMMISSION DISTRICT 04 SUPER DISTRICT 07
Application of Maiysha Rashad & Hakim Hilliard 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 1101 N. Hairston Road.

MOTION was made by Commissioner Osler, seconded by Commissioner Patton that this agenda item be Denied.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, and Member Zou

No: 1 - Member Murphy

N2 [2025-0625](#) COMMISSION DISTRICT 03 SUPER DISTRICT 07
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, at 2381 Snapfinger Road.

MOTION was made by Commissioner Moore, seconded by Commissioner West that this agenda item be Approved with three (3) conditions per Staff recommendation, with an additional six (6) conditions submitted by the applicant, for a total of nine (9) recommended conditions.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 9 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

N3 [2025-0626](#) COMMISSION DISTRICT 05 SUPER DISTRICT 07
Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP) to allow for senior residential housing in the R-100 (Residential

Medium Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district, at 5083 Biffle Road.

MOTION was made by Commissioner West, seconded by Commissioner Cooper that this agenda item be Deferred, full cycle to the September 2025 zoning agenda to allow the applicant time to work with Planning Staff & the Hidden Hills Neighborhood Association to draft some proposed zoning conditions for the project. Commissioner Costello recused herself due to a conflict of interest and voted to abstain.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Moore, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Abstain: 1 - Member Costello

- N4** [2025-0627](#) 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 for single-family detached, attached (duplex and tri-plex), and a three-story condominium building, at 3803 & 3815 Glenwood Road.
MOTION was made by Commissioner West, seconded by Commissioner Cooper that this agenda item be Deferred, full cycle to the September 2025 zoning agenda to address issues related to design, the recommendation that there be a covenant in the HOA that requires that there be a replacement reserve fund set aside for the private road maintenance, and other issues raised during discussion.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

- N5** [2025-0628](#) COMMISSION DISTRICT 01 SUPER DISTRICT 07

(N5 continued)

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 for single-family, attached and multi-family developments, at 3265 Northeast Expressway.

MOTION was made by Commissioner Patton, seconded by Commissioner Cooper that this agenda item be Deferred, full cycle to the September 2025 zoning agenda, per the applicant's request.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

N6 [2025-0629](#)**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 for a personal care home for more than six (6) individuals, at 7566 Union Grove Road.

MOTION was made by Commissioner Costello, seconded by Commissioner Murphy that this agenda item be Approved, per Staff recommendation.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

N7 [2025-0630](#)**COMMISSION DISTRICT 05 SUPER DISTRICT 07**

Application of Tawanda Vauss for a Special Land Use Permit (SLUP)

to allow for a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district, at 7566 Union Grove Road.

MOTION was made by Commissioner Costello, seconded by Commissioner Patton that this agenda item be Approved with one (1) condition, per Staff recommendation.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

- N8** [2025-0631](#) COMMISSION DISTRICT 05 SUPER DISTRICT 07
Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district, at 1816 Enid Drive.
MOTION was made by Commissioner Costello, seconded by Commissioner Murphy that this agenda item be Approved with four (4) conditions, per Staff recommendation.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

- N9** [2025-0632](#) COMMISSION DISTRICT 03 SUPER DISTRICT 07
Application of Pinewood 383, LLC c/o Nyalls Carlton 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 3600 Preakness Drive.
MOTION was made by Commissioner Costello, seconded by Commissioner West that this agenda item be Denied.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

N10 [2025-0633](#) COMMISSION DISTRICT 05 SUPER DISTRICT 07
Application of Druniece Jackson for a Special Land Use Permit (SLUP) allow for a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 4106 Creek Court.

MOTION was made by Commissioner Costello, seconded by Commissioner Cooper that this agenda item be Approved with two (2) conditions, per Staff recommendation; with a modification to condition #1 to change the operating time to 7:30 a.m. - 6:30 p.m.

This agenda item moves forward to the Board of Commissioners - Zoning Meeting on 7/24/2025. The motion carried by the following vote:

Yes: 8 - Member Patton, Member Costello, 2nd Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes, Member Cooper, Member Murphy, and Member Zou

Not Present: 1 - Member Moore

N11 [2025-0634](#) COMMISSION DISTRICT 03 SUPER DISTRICT 06
Application of Denise Amos for a Special Land Use Permit (SLUP) to allow for a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 2854 Clifton Church Road.

MOTION was made by Commissioner Cooper, seconded by Commissioner Moore that this agenda item be Approved with two (2) conditions, per Staff recommendation.

**This agenda item moves forward to the Board of Commissioners -
Zoning Meeting on 7/24/2025. The motion carried by the following vote:**

Yes: 9 - Member Patton, Member Costello, Member Moore, 2nd
Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes,
Member Cooper, Member Murphy, and Member Zou

N12 [2025-0635](#) 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.
**MOTION was made by Commissioner Moore, seconded by
Commissioner West that this agenda item be Approved, per Staff
recommendation.**

**This agenda item moves forward to the Board of Commissioners -
Zoning Meeting on 7/24/2025. The motion carried by the following
vote:**

Yes: 9 - Member Patton, Member Costello, Member Moore, 2nd
Vice-Chair Osler, 1st Vice-Chair West, Chairperson Snipes,
Member Cooper, Member Murphy, and Member Zou

NOTES:

After D1 TA-24-1246762, Commissioner West moved, Commissioner Osler seconded to move cases N11 (SLUP-25-1247530) & N12 (TA-25-1247540) to the front of the agenda. Motion passed unanimously 9-0-0.

Commissioner Moore left the hearing after the vote on N3 SLUP-25-1247527. (Because N11 & N12 were moved to the front of the agenda, she was present for those votes.)

Due to the Applicant for N6&N7 (Z-25-1247470 & SLUP-25-1247471 - Tawanda Vauss) experiencing technical difficulties, N8 was heard before these two cases.

You may view the recording of this meeting using this link:

<https://dekalbcountyga.zoom.us/rec/share/2lQotUsIJiHjb0yWijh2VXtGf07hP1I03LfSGePqou4OGFQGuMznZokUVCKleO6S.iNMQeabQclcoXjvT?startTime=1752011993000>

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