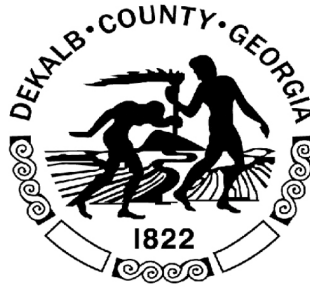


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, January 7, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Co-Vice Chair Jon West
Co-Vice Chair LaSonya Osler
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 Jana Johnson (Dist. 6)
Member Edward Patton (Dist. 7)

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, January 7, 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, January 23, 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.

Roll Call

Defered Cases

- D1** [2023-1466](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

Attachments: [TA-24-1246761 Film Studios Jan. 2025 Staff Report](#)
[TA-24-1246761 July 2024 Film Studio Requirements Staff Report](#)
[TA-24-1246761 Film Studios Jan 2024 Staff Report](#)

(1/9/24 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(1/25/24 Board of Commissioners - Zoning Meeting: deferred 60 days to the Board of Commissioners)

(2/14/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(2/27/24 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(3/12/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(3/26/24 Board of Commissioners: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(7/11/24 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

(7/25/24 Board of Commissioners - Zoning Meeting: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

New Cases

- N1** [2024-1438](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Sterling Social Services, LLC for a Special Land Use Permit (SLUP) to allow for a personal care home, up to six (6) in the R-100 (Residential Medium Lot-100) zoning district, at 3195 Kelly Chapel Road.

Attachments: [SLUP-25-1247288 Jan. 2025 Staff Report 3195 Kelly Chapel Road](#)

- N2 [2024-1439](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of The Universal Church, Inc. for a Special Land Use Permit (SLUP) to allow a place of worship in the in the Scottdale Overlay District, Tier 1 and M (Light Industrial) zoning district, at 3110 E. Ponce de Leon Avenue.

Attachments: [SLUP-25-1247279 \(2024-1439\) Recommended Conditions](#)
[SLUP-25-1247279 Jan. 2025 Staff Report 3110 E. Ponce de Leon Ave](#)

- N3 [2024-1440](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Boston’s Funeral Cremation Services for a Special Land Use Permit (SLUP) to add a crematorium to an existing funeral home in the C-1 (Local Commercial) zoning district, at 5644 Memorial Drive, 5644 Memorial Drive.

Attachments: [SLUP-25-1247277 Jan. 2025 Staff Report 5644 Memorial Drive](#)

- N4 [2024-1441](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Evergreen East, LLC c/o Hakim Hilliard for a Special Land Use Permit (SLUP) to allow an alcohol outlet and a retail fuel station in the C-1 (Local Commercial) zoning district, 5099 Memorial Drive.

Attachments: [SLUP-25-1247296 Jan. 2025 Staff Report 5099 Memorial Drive](#)

- N5 [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 7778 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 Jan. 2025 Staff Report 7778 and others Pleasant Hill Rd](#)

- N6 [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 \(2024-1443\) Recommended Conditions](#)
[Z-25-1247293 Jan. 2025 Staff Report 33298 & 3272 Fayetteville Road](#)

- N7 [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 \(2024-1444\) Recommended Conditions](#)
[SLUP-25-1247295 Jan. 2025 Staff Report 3298 & 3272 Fayetteville Road](#)

- N8 [2024-1445](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Keller Hospitality Group, LLC c/o Matt Keller for a Special Land Use Permit (SLUP) to allow for a commercial campground in the R-100 (Residential Medium Lot-100) zoning district, at 1102 Stewart Mill Road.

Attachments: [SLUP-25-1247287 Jan. 2025 Staff Report 1102 Stewart Mill Road](#)

- N9 [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 Jan. 2025 Staff Report 4015 Flat Shoals Pkwy](#)