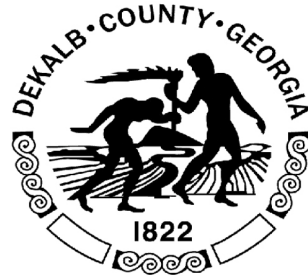


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Minutes

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 held its online zoning meeting on Tuesday, January 7, 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, January 23, 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 also 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

Roll Call

Present 9 - Tess Snipes, Jon West, LaSonya Osler, Deanna Murphy, Sarah Zou, Vivian Moore, Jan Costello, Jana Johnson, and Edward Patton

Deferred Cases

Commissioner Costello moved, Jon West seconded to hear item N9 (2024-1496 CZ-25-1246771) after item N5 (2024-1442 CZ-25-1247294). The motion passed with a vote of 7-0-0. Commissioner Murphy and Commissioner Moore were not yet present.

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.

MOTION was made by Jon West, seconded by Jana Johnson that this agenda item be withdrawn without prejudice, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 8 - Snipes, West, Osler, Zou, Moore, Costello, Johnson, and Patton

Not Present: 1 - Murphy

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.

MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be approved, per Staff recommendation, with the condition that the SLUP be renewed after 2 years of operation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 8 - Snipes, West, Osler, Murphy, Zou, Costello, Johnson, and Patton

Abstain: 1 - Moore

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.

MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be approved with two (2) conditions, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton

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.

MOTION was made by LaSonya Osler, seconded by Deanna Murphy that this agenda item be denied, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton

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.

MOTION was made by LaSonya Osler, seconded by Vivian Moore, that this agenda item be withdrawn without prejudice, per the applicant’s request. Staff supports that request.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton

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.

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

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton

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.

MOTION was made by Jon West, seconded by Vivian Moore that this agenda item be deferred for two full cycles to the May 2025 zoning agenda to allow the applicant time to see if a DRI and an ARC review will be required.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton

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.

MOTION was made by Jon West, seconded by Vivian Moore that this agenda item be deferred for two full cycles to the May 2025 zoning agenda to allow the applicant time to see if a DRI and an ARC review will be required.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton

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.

MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be approved, per Staff recommendation, with the condition that an 8-foot privacy fence be installed along the residential boundary.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton

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.

MOTION was made by Vivian Moore, seconded by Jana Johnson that this agenda item be deferred for two full cycles to the May 2025 zoning agenda, per Staff recommendation.

This item moves forward to the Board of Commissioners - Zoning Meeting on 1/23/2025. The motion carried by the following vote:

Yes: 9 - Snipes, West, Osler, Murphy, Zou, Moore, Costello, Johnson, and Patton