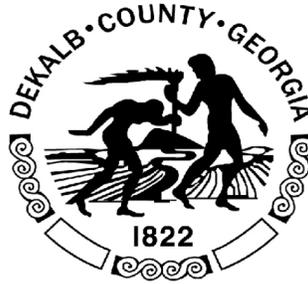


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, January 23, 2025

5:30 PM

CANCELLED

Board of Commissioners - Zoning Meeting

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Chakira Johnson, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

Call To Order

The Board of Commissioners Zoning Meeting scheduled for Thursday, January 23, 2025 @ 5:30 p.m. has been CANCELLED due to inclement weather.

New meeting dates will be determined and announced soon. Please stay tuned for further updates.

Roll Call

Deferred 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)

(1/7/25 Planning Commission: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D2** [2024-0815](#) COMMISSION DISTRICT(S): All Districts
Application of the Office of Commission District 2 to amend Chapter 27 of the Code of DeKalb County, Georgia, as revised 1988, to reduce the minimum unit size for single-family dwelling units in single-family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot -85) zoning districts.

Attachments: [TA-24-1247197 Minimum unit size ordinance Nov 2024](#)

(6/27/24 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(7/9/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(7/9/24 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(7/23/24 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(8/8/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/13/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/27/24 Board of Commissioners: deferred to the Board of Commissioners - Zoning Meeting)

(11/7/24 Planning Commission: Approval to the Board of Commissioners - Zoning Meeting)

(11/12/24 PECS-Planning, Economic Development & Community Services Committee: No recommendation to the Board of Commissioners - Zoning Meeting)

(11/21/24 Board of Commissioners - Zoning Meeting: deferred 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](#)

(1/7/25 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

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 BOC Conditions](#)
[SLUP-25-1247279 Jan. BOC 2025 Staff Report 3110 E. Ponce de Leon Ave rev. 01.16.2025](#)
[SLUP-25-1247279 Jan. PC 2025 Staff Report 3110 E. Ponce de Leon Ave](#)

(1/7/25 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

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](#)

(1/7/25 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

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

(1/7/25 Planning Commission: [withdrawal per the applicant’s request to the Board of Commissioners - Zoning Meeting](#))

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](#)

[\(1/7/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

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 Jan. BOC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)

[Z-25-1247293 Jan. PC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)

[Z-25-1247293 \(2024-1443\) Recommended Conditions](#)

[\(1/7/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

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 Jan. BOC 2025 Staff Report 3298 & 3272 Fayetteville Road](#)

[SLUP-25-1247295 Jan. PC 2025 Staff Report 3298 & 3272 Fayetteville Road](#)

[SLUP-25-1247295 \(2024-1444\) Recommended Conditions](#)

[\(1/7/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

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](#)

(1/7/25 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

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](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))