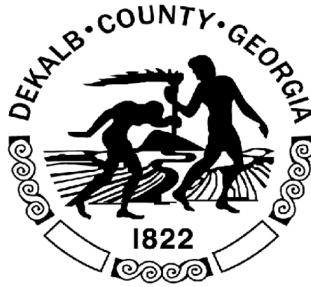


# **DeKalb County Government**

178 Sams Street  
Decatur, GA 30030



## **Agenda**

**Tuesday, May 6, 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, May 6, 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](mailto: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, May 22, 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

**Deferred Cases**

- D1**     [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 May 2025 Staff Report 4015 Flat Shoals Pkwy](#)  
[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](#))

- D2**     [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 7788 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 May 2025 Staff Report 7788 \(and others\) Pleasant Hill Road](#)  
[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](#))

**New Cases**

- N1**     [2025-0283](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of 149 single-family homes, at 1619 Pleasant Hill Trail and 7850 Pleasant Hill Road.

**Attachments:** [Z-25-1247358 May 2025 Staff Report 1619 Pleasant Hill Trl & 7850 Pleasant Hill Rd](#)

- N2**     [2025-0285](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Blue River Development, LLC c/o Battle Law P.C. to rezone  
property from O-I (Office-Institution) zoning district to MR-1 (Medium  
Density Residential-1) zoning district to allow for a residential development,  
at 4743 Flat Shoals Parkway.

**Attachments:** [Z-25-1247420 \(2025-0285\) Recommended Conditions](#)  
[Z-25-1247420 May 2025 Staff Report 4743 Flat Shoals Pkwy](#)

- N3**     [2025-0286](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Venture South Investment, LLC c/o Battle Law, P.C. for a  
major modification of zoning conditions pursuant to CZ-20-1243619 in the  
C-2 (General Commercial) zoning district and Tier 2 of the I-20 Overlay  
District to allow for a grocery store with retail shops to access Glenhill Place,  
at 1816 Candler Road.

**Attachments:** [CZ-25-1247427 \(2025-0286\) Recommended Conditions](#)  
[CZ-25-1247427 May 2025 Staff Report 1816 Candler Road](#)

- N4**     [2025-0287](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Venture South Investment, LLC c/o Battle Law, P.C. to  
rezone property from C-1 (Local Commercial) zoning district to C-2  
(General Commercial) zoning district to allow for the consolidation of the  
property with adjacent C-2 zoned properties to allow for a proposed grocery  
store with retail shops, at 3221 Glenwood Road.

**Attachments:** [Z-25-1247428 \(2025-0287\) Recommended Conditions](#)  
[Z-25-1247428 May 2025 Staff Report 3221 Glenwood Road](#)

- N5**     [2025-0288](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07  
Application of Regal Home Solutions, LLC c/o LaKisha Irby to rezone  
property from R-100 (Residential Medium Lot-100) zoning district to RSM  
(Small Lot Residential Mix) zoning district to allow for a personal care home  
for more than six (6) individuals, at 5346 O'Malley Lane.

**Attachments:** [Z-25-1247426 May 2025 Staff Report 5346 O'Malley Lane](#)

- N6**     [2025-0289](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07  
Application of Regal Home Solutions, LLC c/o LaKisha Irby for a Special  
Land Use Permit to allow for a personal care home for more than six (6)  
individuals in the RSM (Small Lot Residential Mix) zoning district, at 5346  
O'Malley Lane.

**Attachments:** [SLUP-25-1247425 May 2025 Staff Report 5346 O'Malley Lane](#)

- N7     [2025-0291](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 06  
Application of Erica Childs for a Special Land Use Permit (SLUP) to allow  
for a Child Care Institution for up to six (6) individuals in the R-75  
(Residential Medium Lot-75) zoning district, at 2667 Candler Woods Court.

**Attachments:** [SLUP-25-1247431 May 2025 Staff Report 2667 Candler Woods Court](#)

- N8     [2025-0292](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Hyacinth Davis 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 3574 Boring Road..

**Attachments:** [SLUP-25-1247429 \(2025-0292\) Recommended Conditions](#)  
[SLUP-25-1247429 May 2025 Staff Report 3574 Boring Road](#)

- N9     [2025-0293](#)     COMMISSION DISTRICT(S): Commission District 01 Super District 07  
Application of Donna Pittman for a Special Land Use Permit (SLUP) to  
allow for an alcohol outlet (beer and wine sales) in the C-2 (General  
Commercial) zoning district, at 2615 Shallowford Road.

**Attachments:** [SLUP-25-1247395 May 2025 Staff Report 2615 Shallowford Road](#)

- N10    [2025-0295](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of Murphy Oil USA c/o Ken Peters for a Special Land Use  
Permit (SLUP) to allow for fuel pumps for a convenience store in the C-1  
(Local Commercial) zoning district, at 5922 Memorial Drive.

**Attachments:** [SLUP-25-1247423 May 2025 \(fuel pumps\) Staff Report 5922 Memorial Dr](#)

- N11    [2025-0296](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of Murphy Oil USA c/o Ken Peters 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 5922 Memorial Drive.

**Attachments:** [SLUP-25-1247424 May 2025 \(alcohol sales\) Staff Report 5922 Memorial Dr](#)

**N12**    [2025-0377](#)    COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of the Director of Planning & Sustainability for a text  
amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use  
Plan...Body

PETITION NO: N12-2025-0377 TA-25-1247472

PROPOSED USE: To adopt MARTA's Indian Creek Station Master Plan  
Study.

LOCATION: N/A

PARCEL NO. : N/A

INFO. CONTACT: Aprell King, EMUP, Planner

PHONE NUMBER: 404-371-2155

**PURPOSE:**

Application of the Director of Planning & Sustainability for a text  
amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use  
Plan. This application is intended to incorporate MARTA's Indian Creek  
Station Master Plan: Transit-Oriented Development document's general  
vision, policies, and goals as guidance for future development of the planned  
area.

**RECOMMENDATION:**

**Attachments:** [TA-25-1247472 \(2025-0377\) May 2025 Staff Report Amendment to  
the MARTA-Indian Creek TOD Master Plan Study](#)  
[Indian Creek Resolution TA-25-1247472 \(2025-0377\) 05.21.2025](#)