

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Minutes

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 held its online zoning meeting on Tuesday, May 6, 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, May 22, 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 be viewed via the County website and DCTV.

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

Roll Call

Present	6 - Member Edward Patton, Member Jan Costello, Member Vivian Moore, 2nd Vice-Chair LaSonya Osler, Chairperson Tess Snipes, and Member Winton Cooper
Absent	3 - 1st Vice-Chair Jon West, Member Deanna Murphy, and Member Sarah Zou

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.

MOTION was made by Vivian Moore, seconded by LaSonya Osler that this agenda item be deferred for 30 days to the June 24, 2025 BOC a.m. meeting, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

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

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

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

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- 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.

MOTION was made by Vivian Moore, seconded by Jan Costello that this agenda item be approved with six (6) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, and Chairperson Snipes

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

Abstain: 1 - Member Cooper

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.

MOTION was made by Vivian Moore, seconded by Jan Costello that this agenda item be approved with two (2) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, and Chairperson Snipes

No: 1 - Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

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.

MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be approved with two (2) conditions, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- 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.
MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be denied, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- 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.
MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be denied, per Staff

recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

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.

MOTION was made by Winton Cooper, seconded by Jan Costello that this agenda item be approved with the condition that the SLUP be renewed two years after occupancy.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

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..

1st MOTION: Winton Cooper moved, Vivian Moore seconded to table this item until the end of the meeting, due to the Applicant not being present. Motion passed 5-1-0. Commissioner Costello opposed.

2nd MOTION at the end of the agenda: Vivian Moore moved, Winton Cooper seconded to take this item off the table. Motion passed 5-0-0. Commissioner Patton was not present for this vote.

FINAL MOTION: Vivian Moore moved, Jan Costello seconded for denial, due to the Applicant not being present.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- 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.
MOTION was made by Vivian Moore, seconded by Edward Patton that this agenda item be approved, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, and Member Cooper

No: 1 - Chairperson Snipes

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

- 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.
MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be withdrawn without prejudice, per the Applicant's request.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

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.

MOTION was made by LaSonya Osler, seconded by Winton Cooper that this agenda item be withdrawn without prejudice, per the Applicant's request.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

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:

MOTION was made by Jan Costello, seconded by Vivian Moore, that this agenda item be approved, per Staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 5/22/2025. The motion carried by the following vote:

Yes: 5 - Member Costello, Member Moore, 2nd Vice-Chair Osler, Chairperson Snipes, and Member Cooper

Absent: 3 - 1st Vice-Chair West, Member Murphy, and Member Zou

Not Present: 1 - Member Patton