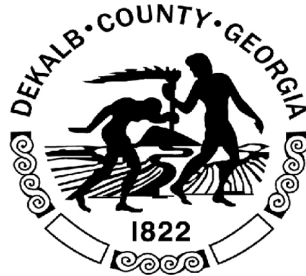


# DeKalb County Government

*Manuel J. Maloof Center  
1300 Commerce Drive  
Decatur, Georgia 30030*



## Minutes

**Tuesday, March 5, 2024**

**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, March 5, 2024 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.

The Planning Commission will provide ten (10) minutes of time for citizens to speak in favor of an agenda item, and ten (10) minutes for citizens to speak in opposition. Public comments will be limited to two (2) minutes for applications requesting 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. There are no comment cards, so 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.

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 testimony will be allocated for the applicant and those in support of the application. Ten (10) minutes of testimony will be allocated for the opponents. Speaking time will be limited to two (2) minutes for any application seeking a withdrawal. Public testimony 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. At this point, 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, March 28, 2024 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Manuel Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030, and via the County website.

**Roll Call**

- Present**            8 - Member Edward Patton, Member Jana Johnson, Member Jan Costello, Member LaSonya Osler, Vice Chair Jon West, Chairperson Tess Snipes, Member Deanna Murphy, and Member Sarah Zou
- Absent**            1 - Member Vivian Moore

**Deferred Cases**

- D1**      [2023-1142](#)      COMMISSION DISTRICT(S): COMMISSION DISTRICT 03  
SUPER DISTRICT 07  
Application of Stix & Stones Homes for a major modification of zoning conditions #1 and #2 pursuant to Z-22-1245596 to increase the number of units and construct a single-family detached cottage development at 1484 & 1520 Columbia Drive.  
**MOTION was made by Deanna Murphy, seconded by Jon West that this agenda item be deferred for one full cycle to the May 2024 zoning agenda.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**Absent:** 1 - Member Moore

- D2**      [2023-1146](#)      COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06  
Application of Fariz Morani for a Special Land Use Permit ( SLUP) to build and operate a restaurant with drive through in a C-2 (General Commercial) zoning district within a Town Center (TC) Activity Center, at 1726 Church Street.  
**MOTION was made by Sarah Zou, seconded by Edward Patton that this agenda item be deferred for one full cycle to the May 2024 zoning agenda to allow time for the applicant to make sidewalk, parking/biking improvements. (1st motion to deny failed 3-5-0).**

**This application moves forward to the Board of Commissioners -**

**Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**No:** 3 - Member Johnson, Vice Chair West, and Member Murphy

**Absent:** 1 - Member Moore

**D3**      [2023-1150](#)      COMMISSION DISTRICT(S): COMMISSION DISTRICT 05  
SUPER DISTRICT 07

Application of Hybrass Properties, LLC c/o Battle Law P.C., LLC for a major modification of zoning conditions pursuant to CZ-18-22130 to construct townhouse dwellings within the RNC (Residential Neighborhood Conservation) zoning district., at Pleasant Hill Trail and Pleasant Hill Road.

**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be withdrawn without prejudice, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**Absent:** 1 - Member Moore

**D4**      [2023-1249](#)      COMMISSION DISTRICT(S): COMMISSION DISTRICT 02  
SUPER DISTRICT 06

Application of Fariz Morani to rezone from NS (Neighborhood Shopping) zoning district to C-1 (Local Commercial) district within a Town Center (TC) Activity Center to use the existing building to create a drive-through coffee shop, at 3823 North Druid Hills Road.

**MOTION was made by Jan Costello, seconded by Sarah Zou that this agenda item be approved with four (4) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**No:** 3 - Member Johnson, Vice Chair West, and Member Murphy

**Absent:** 1 - Member Moore

- D5**     [2023-1154](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 02  
SUPER DISTRICT 06  
Application of Fariz Morani for a Special Land Use Permit ( SLUP) to operate a drive through coffee shop within C-1 (Local Commercial) zoning district and within a Town Center (TC) Activity Center, at 3823 North Druid Hills Road.

**MOTION was made by Sarah Zou, seconded by Jan Costello that this agenda item be approved with four (4) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**No:** 3 - Member Johnson, Vice Chair West, and Member Murphy

**Absent:** 1 - Member Moore

- D6**     [2023-1155](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 05  
SUPER DISTRICT 07  
Application of Naqib Hussain to rezone the subject parcel from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand from an auto repair and sales business to a major auto repair business, at 4381 Covington Highway.

**MOTION was made by Jon West, seconded by Jan Costello that this agenda item be approved with five (5) conditions, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**Absent:** 1 - Member Moore

## New Cases

**N1**     [2024-0105](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 05  
SUPER DISTRICT 07  
Application of Battle Law, P.C., LLC to amend character area from SUB (Suburban) character area to CRC (Commercial Redevelopment Corridor) character area to allow for rental townhomes in the R-75 (Residential Medium Lot-75) zoning district, at 3744 Redan Road.  
**MOTION was made by Jan Costello, 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 3/28/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Member Murphy, and Member Zou

**No:** 2 - Vice Chair West, and Chairperson Snipes

**Absent:** 1 - Member Moore

**N2**     [2024-0106](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 05  
SUPER DISTRICT 07  
Application of Battle Law P.C., LLC. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to develop rental townhomes in the R-75 (Residential Medium Lot-75) zoning district, at 3744 Redan Road.  
**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be deferred for two full cycles to the July 2024 zoning agenda.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Member Murphy, and Member Zou

**No:** 1 - Chairperson Snipes

**Absent:** 1 - Member Moore

- N3**     [2024-0107](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 04  
SUPER DISTRICT 06  
Application of Toxaway Automotive Group, LLC c/o Battle Law P.C., LLC for a Special Land Use Permit (SLUP) to operate a minor automotive repair drive-through facility for oil changes in the C-1 (Local Commercial) zoning district, at 2209 Lawrenceville Highway.  
**MOTION was made by LaSonya Osler, seconded by Jan Costello that this agenda item be approved with four (4) conditions, per Staff recommendation.**
- This application move forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**
- Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou
- Absent:** 1 - Member Moore
- N4**     [2024-0108](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 04  
SUPER DISTRICT 07  
Application of John Koryan for a Special Land Use Permit (SLUP) to allow an event center in the C-1 (Local Commercial) zoning district, at 6009 Memorial Drive, Ste. 10.  
**MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be denied.**
- This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**
- Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou
- Absent:** 1 - Member Moore
- N5**     [2024-0109](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 03  
SUPER DISTRICT 06  
Application of Brad Noble with Metro Capital Investment, LLC for a Special Land Use Permit (SLUP) for a self-storage facility in the C-2 (General Commercial) zoning district, at 2020 & 2030 Moreland Avenue; and, 1022 & 1032 Hillcrest Drive.

**MOTION was made by Jon West, seconded by Deanna Murphy that this agenda item be denied, per Staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 3/28/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**Absent:** 1 - Member Moore