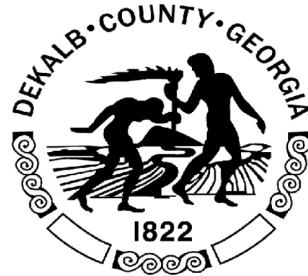


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Summary

Thursday, May 22, 2025

5:30 PM

**Government Services Center - 178 Sam's Street - Decatur, GA 30030
(Multipurpose Room A1201)**

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 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

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

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.**

**Deferred for 30 days to the Board of Commissioners meeting,
scheduled on June 24, 2025**

- 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.**
- Deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled on September 25, 2025**
- D3** [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.**
- Deferred to the Board of Commissioners Meeting, scheduled on May 29, 2025 for Decision Only**
- D4** [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.**
- Deferred to the Board of Commissioners Meeting, scheduled on May 29, 2025 for Decision Only**

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.**
- Deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled on September 25, 2025**

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.

Deferred 30 days to the Board of Commissioners Meeting, scheduled on June 25, 2025

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.

Approved with conditions

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.

Approved with conditions

2025-0900 Recess

Approved

2025-0898 Reconvene

Approved

- 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.
Denied
- 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.
Denied
- 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.
**Deferred for 30 days to the Board of Commissioners Meeting,
scheduled on June 24, 2025 for Public Hearing.**
- 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..
Withdrawn without prejudice
- 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.
**Deferred to the Board of Commissioners Meeting, scheduled on June
10, 2025 for Decision Only**

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.

Withdrawn without prejudice

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.

Withdrawn without prejudice

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.

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: 470-898-2251

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:

Approved the substitute

2025-0899 Adjournment
Approved