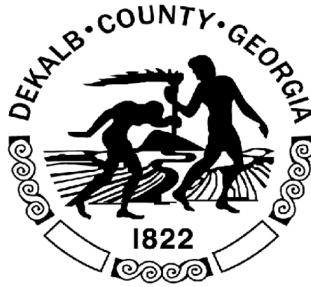


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, July 24, 2025

5:30 PM

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** [2023-1467](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.

Attachments: [TA-24-1246762 July 2025 Staff Report Dir. P&S Short-Term Rentals](#)
[Short-Term Rentals PP Presentation PC July 2025](#)
[TA-24-1246762 March BOC 2025 Staff Report Short-Term Rentals](#)
[TA-24-1246762 March PC 2025 Staff Report](#)
[TA-24-1246762 Sept. 2024 Staff Report Short-Term Rentals](#)
[STR Ordinance \(revised 7.19.2024\)](#)
[TA-24-1246762 May 2024 Staff Report Short-Term Rentals](#)
[TA-24-1246762 Jan 2024 Staff Report Short Term Rentals Text Amendment](#)
[CC District 1 Recommendations for Short Term Rentals](#)

(1/9/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(1/25/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/2/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/14/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners - Zoning Meeting)

(5/23/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/12/24 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

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

(11/21/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/4/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/27/25 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/13/25 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(5/29/25 Board of Commissioners: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(7/8/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

New Cases

- N1 [2025-0624](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of Maiysha Rashad & Hakim Hilliard 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 1101 N. Hairston Road.

Attachments: [SLUP-25-1247517 \(2025-0624\) July BOC Recommended Conditions](#)
[SLUP-25-1247517 July BOC 2025 Staff Report 1101 N. Hairston](#)
[Rd](#)

[SLUP-25-1247517 \(2025-0624\) PC Recommended Conditions](#)

[SLUP-25-1247517 July PC 2025 Staff Report 1101 N. Hairston Rd](#)

(7/8/25 Planning Commission: [denial per staff recommendation to the Board](#)
[of Commissioners - Zoning Meeting](#))

- N2 [2025-0625](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Valley Consulting, LLC c/o Linda Dunlavy, Dunlavy Law
Group to rezone property from R-100 (Residential Medium Lot-100) zoning
district to MR-1 (Medium Density Residential-1) zoning district to allow a
townhome development, at 2381 Snapfinger Road.

Attachments: [Z-25-1247521 \(2025-0625\) July BOC Recommended Conditions](#)
[Z-25-1247521 July BOC 2025 Staff Report 2381 Snapfinger Road](#)

[Z-25-1247521 \(2025-0625\) PC Recommended Conditions](#)

[Z-25-1247521 July PC 2025 Staff Report 2381 Snapfinger Road](#)

(7/8/25 Planning Commission: [approved with conditions per staff](#)
[recommendation to the Board of Commissioners - Zoning Meeting](#))

- N3 [2025-0626](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP)
to allow for senior residential housing in the R-100 (Residential Medium
Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district, at
5083 Biffle Road.

Attachments: [SLUP-25-1247527 \(2025-0626\) Recommended Conditions](#)
[SLUP-25-1247527 July BOC 2025 Staff Report 5083 Biffle Road](#)
[SLUP-25-1247527 July PC 2025 Staff Report 5083 Biffle Road](#)

(7/8/25 Planning Commission: [Full cycle deferral to the Board of](#)
[Commissioners - Zoning Meeting](#))

- N4 [2025-0627](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Nichelle Bell to rezone properties from R-75 (Residential
Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow
for single-family detached, attached (duplex and tri-plex), and a three-story
condominium building, at 3803 & 3815 Glenwood Road.

Attachments: [Z-25-1247528 \(2025-0627\) Recommended Conditions](#)
[Z-25-1247528 July 2025 Staff Report 3803 & 3815 Glenwood Road](#)

(7/8/25 Planning Commission: [Full cycle deferral to the Board of
Commissioners - Zoning Meeting](#))

- N5 [2025-0628](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP
to rezone property from C-2 (General Commercial) zoning district to HR-1
(High Density Residential - 1) zoning district to allow for single-family,
attached and multi-family developments, at 3265 Northeast Expressway.

Attachments: [Z-25-1247529 \(2025-0628\) July BOC Recommended
Conditions 07.09.2025](#)
[Z-25-1247529 July BOC 2025 Staff Report 3265 Northeast
Expressway](#)
[Z-25-1247529 \(2025-0628\) July PC Recommended Conditions](#)
[Z-25-1247529 July PC 2025 Staff Report 3265 Northeast
Expressway](#)

(7/8/25 Planning Commission: [Full cycle deferral to the Board of
Commissioners - Zoning Meeting](#))

- N6 [2025-0629](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Tawanda Vauss to rezone property from R-85 (Residential
Medium Lot-85) zoning district to RSM (Small Mix Residential) zoning
district to allow for a personal care home for more than six (6) individuals, at
7566 Union Grove Road.

Attachments: [Z-25-1247470 July 2025 Staff Report 7566 Union Grove Road](#)

(7/8/25 Planning Commission: [approval per staff recommendation to the
Board of Commissioners - Zoning Meeting](#))

- N7 [2025-0630](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to
allow for a personal care home for more than six (6) individuals in the RSM
(Small Mix Residential) zoning district, at 7566 Union Grove Road.

Attachments: [SLUP-25-1247471 \(2025-0630\) Recommended Conditions](#)
[SLUP-25-1247471 July 2025 Staff Report 7566 Union Grove Road](#)
[\(7/8/25 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N8 [2025-0631](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to
allow for a personal care home for up to six (6) individuals in the R-85
(Residential Medium Lot-85) zoning district, at 1816 Enid Drive.

Attachments: [SLUP-25-1247516 \(2025-0631\) Recommended Conditions](#)
[SLUP-25-1247516 July 2025 Staff Report 1816 Enid Drive](#)
[\(7/8/25 Planning Commission: approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N9 [2025-0632](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Pinewood 383, LLC c/o Nyalls Carlton 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
3600 Preakness Drive.

Attachments: [SLUP-25-1247522 July BOC 2025 Staff Report 3600 Preakness
Drive](#)
[SLUP-25-1247522 \(2025-0632\) PC Recommended Conditions](#)
[SLUP-25-1247522 July PC 2025 Staff Report 3600 Preakness Drive](#)
[\(7/8/25 Planning Commission: denial per staff recommendation to the Board
of Commissioners - Zoning Meeting\)](#)

- N10 [2025-0633](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Druniece Jackson for a Special Land Use Permit (SLUP)
allow for a child daycare facility for up to six (6) individuals in the R-75
(Residential Medium Lot-75) zoning district, at 4106 Creek Court.

Attachments: [SLUP-25-1247526 \(2025-0633\) July BOC Recommended Conditions](#)
[SLUP-25-1247526 July BOC 2025 Staff Report 4106 Creek Court](#)
[SLUP-25-1247526 \(2025-0633\) PC Recommended Conditions](#)
[SLUP-25-1247526 July PC 2025 Staff Report 4106 Creek Court](#)

(7/8/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N11** [2025-0634](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Denise Amos for a Special Land Use Permit (SLUP) to allow
for a child daycare facility for up to six (6) individuals in the R-75
(Residential Medium Lot-75) zoning district, at 2854 Clifton Church Road.

Attachments: [SLUP \(2025-0634\) Recommended Conditions](#)
[SLUP-25-1247530 July 2025 Staff Report 2854 Clifton Church Road](#)

(7/8/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N12** [2025-0635](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of the Director of Planning & Sustainability for a text
amendment to Chapter 27-3.33 Division 33 to extend the I-20 Overlay
District, Tier 2 to 3221 Glenwood Road.

Attachments: [TA-25-1247540 July 2025 Staff Report Dir. P&S Extension of the I-20 OVD, Tier 2](#)

(7/8/25 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)