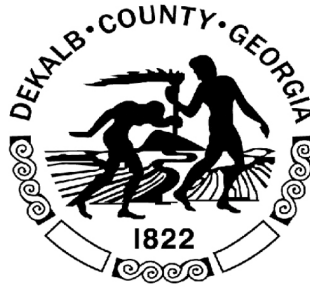


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, March 27, 2025

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multi-purpose 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

Roll Call

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.

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 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)

D2 [2024-0633](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Cultivate Community c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of up to sixty-four (64) single-family, attached dwellings, at 5370, 5384 and 5378 Flat Shoals Parkway.

Attachments: [Z-24-1247008 March 2025 Staff Report 5370, 5384 & 5378 Flat Shoals Pkwy](#)
[Z-24-1247008 Nov BOC 2024 Staff Report 5370, 5384, & 5378 Flat Shoals Pkwy](#)
[Z-24-1247008 July BOC 2024 Staff Report 5370.5384.5378 Flat Shoals Pkwy](#)

(7/11/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/25/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(11/7/24 Planning Commission: deferred for two full cycles 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: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D3** [2024-1109](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Cameron Grogan c/o BF Austin, LLC to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of a new, 62-unit, single-family attached development, at 1491, 1531 and 1555 Austin Drive.

Attachments: [Z-24-1247190 March 2025 Staff Report 1491-1531-1555 Austin Dr](#)
[Z-24-1247190 Nov. 2024 Staff Report 1491.1531.1555 Austin Drive](#)

(11/7/24 Planning Commission: deferred for two full cycles 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: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D4** [2024-1111](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Dr. Anterro Graham c/o Pro Cutters Lawnsapes, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow a landscape business and related uses, at 3089 Snapfinger Road.

Attachments: [Z-24-1247192 \(2024-111\) Recommended Conditions, if Approved](#)
[Z-24-1247192 March 2025 Staff Report 3089 Snapfinger Road](#)
[Z-24-1247192 Nov. 2024 Staff Report 3089 Snapfinger Road](#)

(11/7/24 Planning Commission: deferred for two full cycles 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: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D5** [2024-1112](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Linda Dunlavy, Dunlavy Law Group, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of twelve (12) single-family attached townhomes, at 2452 La Fortune Drive a.k.a. 2724 Kelly Lake Road.

Attachments: [Z-24-1247194 March 2025 Staff Report 2452 La Fortune Drive](#)
[Z-24-1247194 Nov 2024 Staff Report 2452 La Fortune Drive](#)

(11/7/24 Planning Commission: deferred for three full cycles 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: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D6** [2024-0366](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow single-family attached townhomes, live-work units and single-family detached cluster homes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district, at 2098 & 2124 Cedar Grove Road.

Attachments: [SLUP-24-1246917 \(2024-0366\) Recommended Conditions March 2025 BOC](#)

[SLUP-24-1246917 March BOC 2025 Staff Report 2098 & 2124 Cedar Grove Rd](#)

[SLUP-24-1246917 March PC 2025 Staff Report 2098 & 2124 Cedar Grove Rd](#)

[SLUP-24-1246917 Sept. 2024 Staff Report 2098 & 2124 Cedar Grove Rd](#)

[SLUP-24-1246917 May 2024 Staff Report Cedar Grove Road](#)

(5/2/24 Planning Commission: denial per staff recommendation 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: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

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

(12/17/24 Board of Commissioners: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(3/4/25 Planning Commission: [30 day deferral to the Board of Commissioners - Zoning Meeting](#))

- D7** [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.

Attachments: [Z-25-1247293 March 2025 BOC Staff Report 3298 & 3272 Fayetteville Road](#)
[Z-25-1247293 Jan. BOC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)
[Z-25-1247293 Jan. PC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)
[Z-25-1247293 \(2024-1443\) Recommended Conditions](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- D8** [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.

Attachments: [SLUP-25-1247295 March 2025 BOC Staff Report 3298 & 3272 Fayetteville Road](#)
[SLUP-25-1247295 Jan. BOC 2025 Staff Report 3298 & 3272 Fayetteville Road](#)
[SLUP-25-1247295 Jan. PC 2025 Staff Report 3298 & 3272 Fayetteville Road](#)
[SLUP-25-1247295 \(2024-1444\) Recommended Conditions](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

- D9** [2024-1438](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Sterling Social Services, LLC for a Special Land Use Permit
(SLUP) to allow for a personal care home, up to six (6) in the R-100
(Residential Medium Lot-100) zoning district, at 3195 Kelly Chapel Road.

Attachments: [SLUP-25-1247288 Jan. 2025 Staff Report 3195 Kelly Chapel Road](#)

(1/7/25 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(2/25/25 Board of Commissioners: [deferred to the Board of Commissioners - Zoning Meeting](#))

New Cases

- N1** [2025-0045](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of MicroLife Institute to rezone property from R-75 (Residential
Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning
district to allow for a cottage home development, at 2883 and 2893 Midway
Road.

Attachments: [Z-25-1247356 March BOC 2025 Recommended Conditions](#)
[Z-25-1247356 March BOC 2025 Staff Report 2883 & 2893 Midway Road](#)
[Z-25-1247356 March PC 2025 Staff Report 2883 & 2893 Midway Road](#)

(3/4/25 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N2** [2025-0046](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Dahluk Group, LLC c/o Hakim Hilliard for a Special Land
Use Permit (SLUP) allow for a late-night establishment in the C-2 (General
Commercial) zoning district and Tier 1 of the Scottdale Overlay District, at
3420 E. Ponce de Leon Avenue.

Attachments: [SLUP-25-1247359 \(2025-0046\) Recommended Conditions](#)
[SLUP-25-1247359 March BOC 2025 Staff Report 3420 E. Ponce de Leon Ave](#)
[SLUP-25-1247359 PC March 2025 Staff Report 3420 E. Ponce de Leon Ave](#)

(3/4/25 Planning Commission: [30 day deferral to the Board of Commissioners - Zoning Meeting](#))

- N3 [2025-0047](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of CSS 18, LLC c/o Battle Law, P.C. for a Special Land Use
Permit (SLUP) to allow a place of worship in the HR-2 (High Density
Residential-2) zoning district, at 1600 Mount Mariah Road.

Attachments: [SLUP-25-1247365 March BOC 2025 Staff Report 1600 Mt. Mariah
Road](#)
[SLUP-25-1247365 March PC 2025 Staff Report 1600 Mt. Mariah
Road](#)

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