

# DeKalb County Government

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



## Agenda

**Thursday, November 7, 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 Thursday, November 7, 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.

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 speaking time will be allocated for the applicant and those in support of the application. Ten (10) minutes of speaking time will be allocated for opponents of the application. Public comments will be limited to two (2) minutes for any application seeking 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. 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.

Public comments 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. The 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, November 21, 2024 @ 4:00 p.m., in-person (this is not a Zoom meeting) at the Government Services Center, 178 Sams Street, 1300 Commerce Drive, Decatur, Georgia 30030, and via the County website.

## Roll Call

**Deferred Cases**

- D1**     [2024-0626](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07 Application of Dr. Claudette Spencer to rezone property from R-75 (Residential Medium Lot-75) zoning district To MR-1 (Medium Density Residential-1 zoning district to allow for an adult day care facility, at 911 Mountain View Drive.
- Attachments:** [Z-24-1246990 Nov. 2024 Staff Report 911 Mountain View Drive](#)  
[Z-24-1246990 July BOC 2024 Staff Report 911 Mountain View Dr](#)
- [\(7/11/24 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)
- [\(7/25/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)
- 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 Nov 2024 Staff Report 5370, 5384, & 5378 Flat Shoals Pkwy](#)  
[Z-24-1247008 July BOC 2024 Staff Report 5370.5384.5378 Flat Shoals Pkwy](#)
- [\(7/11/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)
- [\(7/25/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)
- D3**     [2024-0634](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of Sky Lounge Cafe - Decatur for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district, at 1850 Lawrenceville Highway.
- Attachments:** [SLUP-24-1247009 Nov 2024 Staff Report 1850 Lawrenceville Hwy](#)  
[SLUP-24-1247009 July BOC 2024 Staff Report 1850 Lawrenceville Hwy](#)
- [\(7/11/24 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

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

## New Cases

- N1**     [2024-1108](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of Claudette Pile for a Special Land Use Permit (SLUP) for a personal care home, up to six (6) in the R-85 (Residential Medium Lot-85) zoning district, at 4293 Hambrick Way.
- Attachments:** [SLUP-24-1247188 Nov 2024 Staff Report 4293 Hambrick Way](#)
- N2**     [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 Nov. 2024 Staff Report 1491.1531.1555 Austin Drive](#)
- N3**     [2024-1110](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of David M. Cesar to rezone property from NS (Neighborhood Shopping) zoning district to O-I (Office-Institution) for a child day care center for more than six (6), at 3960 Rockbridge Road.
- Attachments:** [Z-24-1247191 Recommended Conditions - Nov 2024](#)  
[Z-24-1247191 Nov 2024 Staff Report 3960 Rockbridge Road](#)
- N4**     [2024-1111](#)     COMMISSION DISTRICT(S): Commission District 03 Super District 07  
Application of Dr. Anterro Graham c/o Pro Cutters Lawnscaapes, 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 Nov. 2024 Staff Report 3089 Snapfinger Road](#)
- N5**     [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 Nov 2024 Staff Report 2452 La Fortune Drive](#)

- N6**     [2024-0815](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Office of Commission District 2 to amend Chapter 27 of the Code of DeKalb County, Georgia, as revised 1988, to reduce the minimum unit size for single-family dwelling units in single-family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot -85) zoning districts.

**Attachments:** [TA-24-1247197 Minimum unit size ordinance Nov 2024](#)

(6/27/24 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(7/9/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(7/9/24 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(7/23/24 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(8/8/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/13/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/27/24 Board of Commissioners: deferred to the Board of Commissioners - Zoning Meeting)

- N7**     [2024-1077](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning and Sustainability to adopt the 2025-26 Zoning Calendar and Resolution. This text amendment is County-wide.

**Attachments:** [TA-24-1247215 2025-26 Calendar Resolution-Ordinance](#)