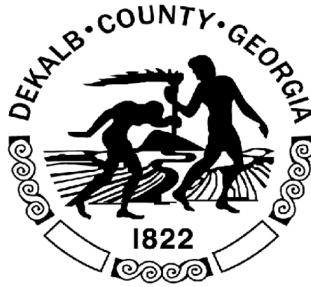


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, July 8, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Chair Jon West (1st Vice-Chair)
Chair LaSonya Osler (2nd Vice-Chair)

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 Winton Cooper (Dist. 6)
Member Edward Patton (Dist. 7)

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, July 8, 2025 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

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, July 24, 2025 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Government Services Center, 178 Sams Street, Decatur, Georgia 30030, and via the County website.

Roll Call

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](#)
[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)

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 \(2025-0624\) Recommended Conditions](#)
[SLUP-25-1247517 July 2025 Staff Report 1101 N. Hairston Rd](#)
- 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 \(2025-0625\) Recommended Conditions](#)
[Z-25-1247521 July 2025 Staff Report 2381 Snapfinger Road](#)
- 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 2025 Staff Report 5083 Biffle Road](#)

- 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](#)

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

- 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](#)

- 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](#)

- 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](#)

- 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 \(2025-0632\) Recommended Conditions](#)
[SLUP-25-1247522 July 2025 Staff Report 3600 Preakness Drive](#)
- 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 \(2025-0633\) Recommended Conditions](#)
[SLUP-25-1247526 July 2025 Staff Report 4106 Creek Court](#)
- 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](#)
- 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](#)