

# DeKalb County Government

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



## **Minutes (Draft)**

**Thursday, July 11, 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)*

The DeKalb County Planning Commission held its online zoning meeting on Thursday, July 11, 2024 at 6:00 p.m. This meeting was conducted via teleconference (Zoom).

Legal noticing and posting of signs were 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 were on this agenda.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on Thursday, July 25, 2024 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Manuel Maloof Auditorium, 1300 Commerce Drive, Decatur, Georgia 30030, and via the County website.

**Roll Call**

- Present**            6 - Member Edward Patton, Member Jana Johnson, Member Jan Costello, Member LaSonya Osler, Chairperson Tess Snipes, and Member Sarah Zou
- Absent**            3 - Member Vivian Moore, Vice Chair Jon West, and Member Deanna Murphy

**Deferred Cases**

**D1**      [2023-1466](#)      COMMISSION DISTRICT(S): All Districts  
 Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.  
**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be deferred for three full cycles to the January 2025 zoning agenda, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**D2**      [2024-0105](#)      COMMISSION DISTRICT(S): Commission District 05 Super District 07  
 Application of Battle Law, P.C., LLC to amend character area from SUB (Suburban) character area to CRC (Commercial Redevelopment Corridor) character area to allow for rental townhomes in the R-75 (Residential Medium Lot-75) zoning district, at 3744 Redan Road.  
**MOTION was made by Jan Costello, seconded by Jana Johnson that this agenda item be approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

- D3**     [2024-0106](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of Battle Law P.C., LLC. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to develop rental townhomes in the R-75 (Residential Medium Lot-75) zoning district, at 3744 Redan Road.  
**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be deferred full cycle to the September 2024 zoning agenda, per staff recommendation**
- This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**
- Yes:** 5 - Member Patton, Member Johnson, Member Costello, Member Osler, and Member Zou
- Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy
- Abstain:** 1 - Chairperson Snipes
- D4**     [2024-0108](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07  
Application of John Koryan for a Special Land Use Permit (SLUP) to allow an event center in the C-1 (Local Commercial) zoning district, at 6009 Memorial Drive, Ste. 10.  
**MOTION was made by LaSonya Osler, seconded by Jan Costello that this agenda item be denied, per staff recommendation.**
- This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**
- Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou
- Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy
- D5**     [2024-0367](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07  
Application of MBA Productions, LLC c/o Giacomma, Roberts, & Daughdrill, LLC for a Major Modification of zoning conditions pursuant to CZ-00069 to allow music recording and photography studios in the O-I (Office-Institutional) zoning district, at 6020, 6038, and 6048 Paul Road.

**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be approved with modified conditions per staff recommendation, with an added condition that the applicant shall host at least one (1) community meeting/event per year for charitable and/or educational purposes.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**No:** 1 - Member Johnson

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**New Cases**

**N1**     [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 MU-1 (Mixed-Use Low Density) zoning district to allow for an adult day care facility, at 911 Mountain View Drive.

**MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be deferred full cycle to the September 2024 zoning agenda, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**N2**     [2024-0628](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of Ekwy Love for a Special Land Use Permit (SLUP) to allow an in-home child day care for up to six (6) in the RSM (Small Lot Residential Mix) zoning district, at 498 Crestwood Court.

**MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be deferred full cycle to the**

**September 2024 zoning agenda, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**N3**     [2024-0629](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-77077 to allow the construction of a convenience store with fuel pumps in the C-2 (General Commercial) zoning district, at 6061 Redan Road.

**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be withdrawn without prejudice, per staff recommendation and the applicant's request.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**N4**     [2024-0630](#)     COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Valrie Kong-Quee to rezone property from R-100 (Residential Medium Lot-100) zoning district to C-1 (Local Commercial) zoning district to allow for an administrative office associated with a landscaping business, at 1422 Rock Chapel Road.

**MOTION was made by Jan Costello, seconded by Edward Patton that this agenda item be deferred two full cycles to the November 2024 zoning agenda, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**N5**     [2024-0631](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Wilhemina Bestman for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district, at 5439 Memorial Drive.

**MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be approved with six (6) conditions, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 5 - Member Patton, Member Johnson, Member Costello, Member Osler, and Member Zou

**No:** 1 - Chairperson Snipes

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**N6**     [2024-0632](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06

Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district, at 2933 North Druid Hills Road.

**MOTION was made by Sarah Zou, seconded by Jan Costello that this agenda item be approved with fifteen (15) conditions submitted by staff.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**N7**     [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.

**MOTION was made by Jan Costello, seconded by Jana Johnson that this agenda item be deferred two full cycles to the November 2024 zoning agenda.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

- N8     [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.  
**MOTION was made by Sarah Zou, seconded by Jana Johnson that this agenda item be denied, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

- N9     [2024-0635](#)     COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for a text amendment relating to campgrounds within residential areas, and for other purposes. The text amendment is county wide.  
**MOTION was made by Jan Costello, seconded by Sarah Zou that this agenda item be deferred two full cycles to the November 2024 zoning agenda.**

**This application moves forward to the Board of Commissioners -**



**Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy

**N10**    [2024-0652](#)    COMMISSION DISTRICT(S): All Districts  
Application of the Director of Planning & Sustainability for a text amendment relating to electric vehicle charging stations, and for other purposes. The text amendment is county wide..

**MOTION was made by Jan Costello, seconded by Jana Johnson that this agenda item be approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 7/25/2024. The motion carried by the following vote:**

**Yes:** 6 - Member Patton, Member Johnson, Member Costello, Member Osler, Chairperson Snipes, and Member Zou

**Absent:** 3 - Member Moore, Vice Chair West, and Member Murphy