

# DeKalb County Government

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



## **Minutes (Draft)**

**Thursday, September 12, 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 held its online zoning meeting on Thursday, September 12, 2024 at 6:00 p.m. This meeting was conducted via teleconference (Zoom).

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on Thursday, September 26, 2024 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Manuel Maloof Auditorium at 1300 Commerce Drive, Decatur, Georgia 30030. The hearing can also be viewed via the County website and DCTV.

**Roll Call**

**Present**            9 - Member Edward Patton, Member Jana Johnson, Member Jan Costello, Member Vivian Moore, Member LaSonya Osler, Vice Chair Jon West, Chairperson Tess Snipes, Member Deanna Murphy, and Member Sarah Zou

**Defered 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.  
**MOTION was made by Jana Johnson, seconded by Jon West that this agenda item be deferred for three full cycles to the March 2025 zoning agenda, with the request that the next time this case comes before the Planning Commission, someone from the DeKalb County Legal Department be present.**  
  
**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**No:** 1 - Member Costello

**D2**     [2024-0366](#)     COMMISSION DISTRICT(S): COMMISSION DISTRICT 03  
SUPER DISTRICT 06

Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes 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.

**MOTION was made by Jon West, seconded by Vivian Moore that this agenda item be denied.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**No:** 1 - Member Costello

**D3**     [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 Edward Patton that this agenda item be approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Vice Chair West, Member Murphy, and Member Zou

**No:** 1 - Chairperson Snipes

**D4**     [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 approved with three (3) conditions, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Johnson, Member Costello, Member Osler, Vice Chair West, Member Murphy, and Member Zou

**No:** 2 - Member Moore, and Chairperson Snipes

**D5**     [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 denied, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, and Member Zou

**No:** 1 - Member Murphy

**D6**     [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 Deanna Murphy that this agenda item be deferred, full cycle to the**

**November 2024 zoning agenda.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 9 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**New Cases**

**N1**     [2024-0880](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06  
Application of Hahu Lounge for a Special Land Use Permit (SLUP) to allow for a Late-Night Establishment the C-1 (Local Commercial) zoning district, at 832 Hambrick Road.  
**MOTION was made by LaSonya Osler, seconded by Jana Johnson that this agenda item be denied.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 9 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**N2**     [2024-0891](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 07  
Application of Wen Georgia, LLC c/o Dillard Sellers for a Special Land Use Permit (SLUP) for a drive through for a restaurant in the C-1 (Local Commercial) zoning district, within the Hidden Hills Overlay District, Tier 2, at 4850 Redan Road.  
**MOTION was made by LaSonya Osler, seconded by Jan Costello that this agenda item be approved with twelve (12) conditions, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 7 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, and Member Zou

**No: 2 - Vice Chair West, and Member Murphy**

**N3**     [2024-0899](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06  
 Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP for a major modification of zoning conditions pursuant to Z-22-1245595 rezoning conditions to add two (2) additional parcels, to revise certain requirements, and to amend the Master Development Plan in an MU-4 (Mixed-Use High-Density Zoning District), at 2050 Lawrenceville Highway; 2692 Sweet Briar Road; 3777 N. Druid Hills Road; 3861 N. Druid Hills Road; 2052 Lawrenceville Highway.

**MOTION was made by Deanna Murphy, seconded by Sarah Zou that this agenda item be approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes: 9 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou**

**N4**     [2024-0900](#)     COMMISSION DISTRICT(S): Commission District 02 Super District 06  
 Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP to rezone two (2) properties, totaling 1.52 acres from C-1 (Local Commercial) zoning district(s) to MU-4 (Mixed Use High Density) zoning district to allow the parcels to be incorporated into the overall development of Lulah Hills, at 3861 N. Druid Hills Road and 2052 Lawrenceville Highway.

**MOTION was made by Sarah Zou, seconded by Deanna Murphy that this agenda item be approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes: 9 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou**

**N5**     [2024-0901](#)     COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27 of the DeKalb County zoning ordinance for supplemental regulations for Special Events Facilities. This text amendment is County-wide.

**MOTION was made by Jan Costello, seconded by Vivian Moore that this agenda item be approved per staff recommendation with the applicable grammatical correction in Section 4.2.63, as discussed.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou

**No:** 1 - Member Johnson

**N6**     [2024-0868](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the DeKalb County Comprehensive Land Use Plan to consider the GSU/Willow Branch Revitalization Plan document for inclusion.

**MOTION was made by LaSonya Osler, seconded by Edward Patton that this agenda item be approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes:** 8 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Chairperson Snipes, Member Murphy, and Member Zou

**Abstain:** 1 - Vice Chair West

**N7**     [2024-0890](#)     COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of the Director of Planning & Sustainability for a partial update to the Kensington Supplemental LCI Plan and adoption of the MARTA-Kensington Master Plan Study.

**MOTION was made by Jon West, seconded by LaSonya Osler that this agenda item be approved, per staff recommendation.**

**This application moves forward to the Board of Commissioners - Zoning Meeting on 9/26/2024. The motion carried by the following vote:**

**Yes: 9 - Member Patton, Member Johnson, Member Costello, Member Moore, Member Osler, Vice Chair West, Chairperson Snipes, Member Murphy, and Member Zou**