

# DeKalb County Government

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



## Agenda

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 will hold its online zoning meeting on Thursday, September 12, 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, September 26, 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

### 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 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)

**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.

**Attachments:** [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)

**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.

**Attachments:** [LP-24-1246832 Sept. 2024 Staff Report 3744 Redan Road](#)

[LP-24-1246832 July 2024 Staff Report 3744 Redan Road](#)

[LP-24-1246832 March 2024 Staff Report 3744 Redan Road](#)

(3/5/24 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/11/24 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

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

- 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.
- Attachments:** [Z-24-1246799 \(2024-0106\) Recommended Conditions - Sept. 2024](#)  
[Z-24-1246799 Sept. 2024 Staff Report 3744 Redan Road](#)  
[Z-24-1246999 July BOC 2024 Staff Report 1422 Rock Chapel Road](#)  
[Z-24-1246799 March 2024 Staff Report 3744 Redan Road](#)
- [\(3/5/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)
- [\(3/28/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)
- [\(7/11/24 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)
- [\(7/25/24 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners\)](#)
- 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.
- Attachments:** [Z-24-1246999 \(2024-0630\) Recommended Conditions - Sept. 2024](#)  
[Z-24-1246999 Sept. 2024 Staff Report 3744 Redan Road](#)  
[Z-24-1246999 July BOC 2024 Staff Report 1422 Rock Chapel Road](#)
- [\(7/11/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)
- [\(7/25/24 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- 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.

**Attachments:** [TA-24-1247028 \(2024-0635\) Sept. 2024 Staff Report Campgrounds in Residential Districts Sept. 2024 Staff Report](#)

[TA-24-1247028 \(2024-0635\) Sept. 2024 Draft ordinance - Campgrounds in Residential Districts](#)

[TA-24-1247028 July BOC 2024 Camgrounds in R districts Staff Report & Draft Ordinance](#)

(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 a full cycle to the Board of Commissioners - Zoning Meeting)

**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.

**Attachments:** [SLUP-24-1247027 \(2024-0880\) Recommended Conditions](#)

[SLUP-24-1247027 Sept 2024 Staff Report 832 Hambrick Road](#)

- 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.

**Attachments:** [SLUP-24-1247108 \(2024-0891\) Recommended Conditions](#)

[SLUP-24-1247108 Sept. 2024 Staff Report 4850 Redan Road](#)

- 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.

**Attachments:** [CZ-24-1247114 Sept. 2024 Staff Report Lulah Hills major modification](#)

- 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.

**Attachments:** [Z-24-1247113 Sept. 2024 Staff Report 3861 N. Druid Hills Rd & 2052 Lawrenceville Hwy](#)

- 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.

**Attachments:** [TA-24-1247130 \(2024-0901\) Sept. 2024 Staff Report Dir. P&S Special Events Facility Sept. 2024 Staff Report TA-24-1247130 8.29.24 Special Events Facilities Draft ordinance](#)

- 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.

**Attachments:** [TA-24-1247127 \(2024-0868\) Sept. 2024 Staff Analysis Report GSU Willow Branch RevPln Sept. 2024 Resolution for GSU Willow Branch RP DRAFT](#)

- 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.

**Attachments:** [TA-24-1247128 \(2024-0890\) Staff Report Sept 2024 Update to Kensington LCI Plan](#)  
[2024-0890 Kensington LCI Reso 20240820](#)