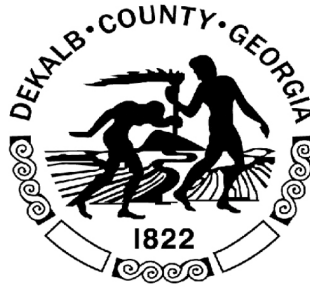


# DeKalb County Government

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.**

**Planning Commission Meeting Date – Thursday, November 7, 2024 6:00 PM**

**(This meeting will be held online, via Zoom.)**

**(Cases on this agenda will move forward to the November 21, 2024 BOC Zoning Agenda)**

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

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.  
Email the DeKalb County Planning Commission at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

**AGENDA**

**DEFERRED CASES:**

**D1-2024-0626 Z-24-1246990 Commission District 04 Super District 07**  
**18 091 03 035**  
**911 Mountain View Drive, Stone Mountain, GA 30083**

Application Dr. Claudette Spencer to rezone the 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 center.

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**D2-2024-0633 Z-24-1247008 Commission District 03 Super District 07**  
**15 066 01 062, 15 066 01 012, 15 066 01 011**  
**5370, 5384, and 5378 Flat Shoals Parkway, Decatur, GA 30034**

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 single-family, attached dwellings.

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**D3-2024-0634 SLUP-24-1247009 Commission District 02 Super District 06**  
**18 062 08 075**  
**1850 Lawrenceville Highway, Decatur, GA 30033**

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.

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**NEW CASES:**

**N1-2024-1108 SLUP-24-1247188 Commission District 04 Super District 06**  
**18 122 03 053**  
**4293 Hambrick Way, Stone Mountain, GA 30083**

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.

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**N2-2024-1109 Z-24-1247190 Commission District 03 Super District 07**  
**15 197 02 011, 15 197 02 010, 15 197 02 033**  
**1491, 1531 & 1555 Austin Drive, Decatur, GA 30032**

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 single-family attached development.

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**N3-2024-1110 Z-24-1247191 Commission District 04 Super District 06**  
**18 043 02 009**  
**3960 Rockbridge Road, Stone Mountain 30083**

Application of David M. Cesar to rezone property from NS (Neighborhood Shopping) zoning district to O-I (Office-Institution) to remove conditions and allow for operation of a child day care center for more than six (6) children.

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**N4-2024-1111 Z-24-1247192 Commission District 03 Super District 07**  
**15 096 03 009**  
**3089 Snapfinger Road, Decatur, GA 30034**

Application of Dr. Anterro Graham c/o Pro Cutters Landscapes, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow for landscape business and related uses.

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**N5-2024-1112 Z-24-1247194 Commission District 03 Super District 06**  
**15 137 03 024**  
**2452 La Fortune Drive, Decatur, GA 30032**

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 single-family attached townhomes.

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**N6-2024-0815 TA-24-1247197 County-wide**

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.

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**N7-2024-1077 TA-24-1247215 County-wide**

Application of the Director of Planning and Sustainability to adopt the 2025-26 Zoning/Community Council Calendar and Resolution. This text amendment is County-wide.

# DeKalb County Planning Commission November 2024 Cases

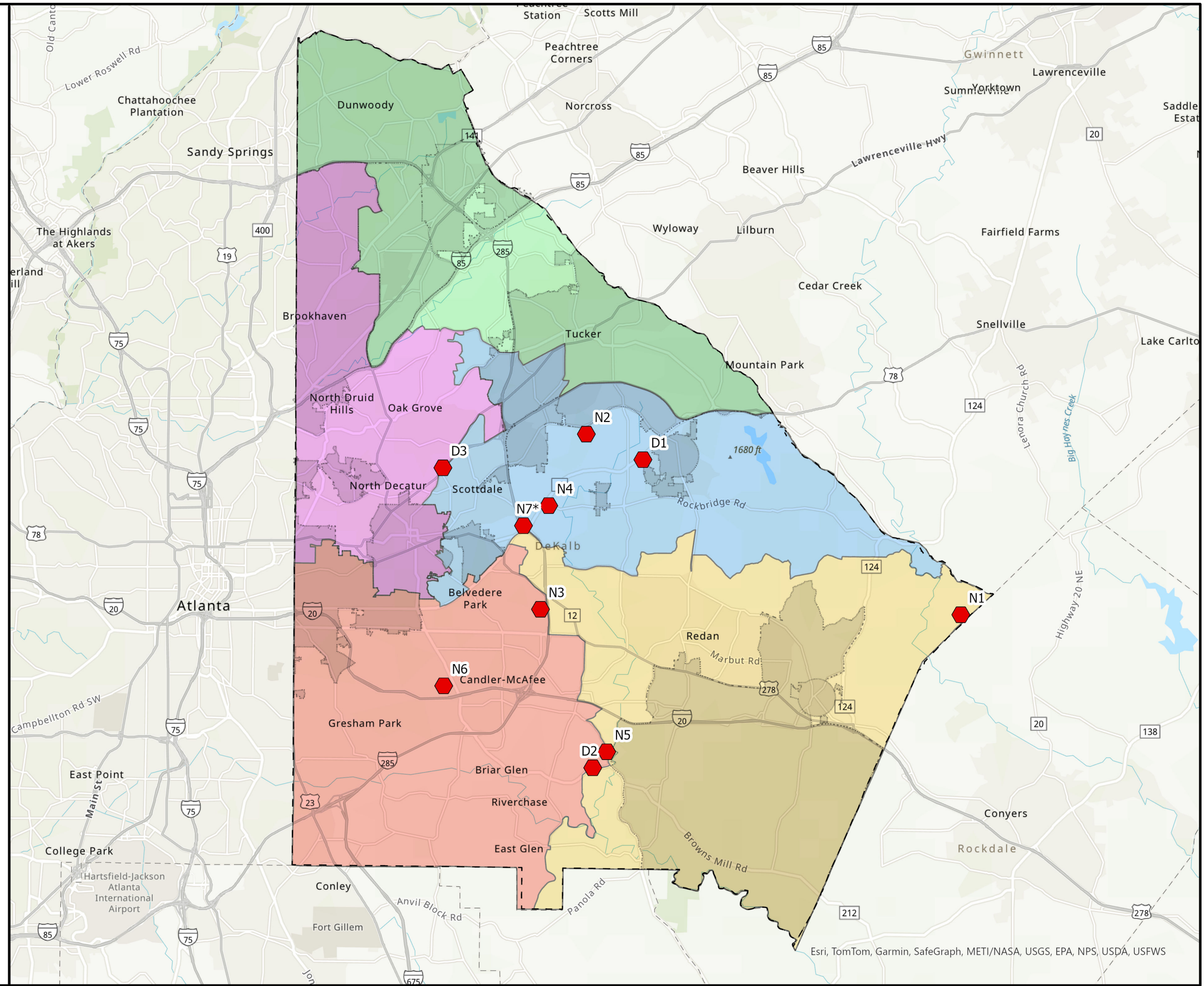
 Planning Case

Commission District No.

-  1
-  2
-  3
-  4
-  5

 Municipal Boundaries

\*refers to a County-wide text amendment.



Map Prepared by:  
Long Range Planning  
DeKalb County Planning and  
Sustainability Department

