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Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Interim Director
Cedric Hudson

Planning Commission Meeting Date – Tuesday, January 7, 2025 6:00 PM (This meeting will be held online, via Zoom.)

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.

Citizens may also email documents for inclusion into the official record by submitting such materials by
5:30 pm three (3) business days prior to the public hearing.

Email the DeKalb County Planning Commission at plansustain@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2023-1466 TA-24-1246761

County-wide

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.

NEW CASES:

N1-2024-1438 SLUP-25-1247288
15 094 07 023
3195 Kelly Chapel Road, Decatur, GA 30034

Commission District 03 Super District 07

Application of Sterling Social Services, LLC for a Special Land Use Permit (SLUP) to allow for a personal care home, up to six (6) in the R-100 (Residential Medium Lot-100) zoning district.

N2-2024-1439 SLUP-25-1247279
18 009 05 003
3110 E. Ponce de Leon Ave., Scottdale, GA 30079

Commission District 04 Super District 06

Application of The Universal Church, Inc. for a Special Land Use Permit (SLUP) to allow a place of worship in the in the Scottdale Overlay District, Tier 1 and M (Light Industrial) zoning district.

N3-2024-1440 SLUP-25-1247277
18 070 01 015
5644 Memorial Drive, Stone Mountain, GA 30083

Commission District 04 Super District 06

Application of Boston’s Funeral Cremation Services for a Special Land Use Permit (SLUP) to add a crematorium to an existing funeral home in the C-1 (Local Commercial) zoning district.

**N4-2024-1441 SLUP-25-1247296
18 043 02 081**

Commission District 04 Super District 06

5099 Memorial Drive, Stone Mountain, GA 30083

Application of Evergreen East, LLC c/o Hakim Hilliard for a Special Land Use Permit (SLUP) to allow an alcohol outlet and a retail fuel station in the C-1 (Local Commercial) zoning district.

N5-2024-1442 CZ-25-1247294

Commission District 05 Super District 07

16 197 03 006; 16 197 03 012; 16 219 01 005; 16 219 01 006;

16 220 01 004; 16 220 01 007; 16 220 01 009

7778 Pleasant Hill Road; 1716 Pleasant Hill Road; 7900 Pleasant Hill Road;

7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road;

7890 Pleasant Hill Road, Lithonia, GA 30058

Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-18-22130 for the development of single-family, detached residences.

N6-2024-1443 Z-25-1247293

Commission District 03 Super District 06

15 080 05 002 & 15 080 05 013

3298 & 3272 Fayetteville Road, Atlanta, GA 30316

Application of Hollingshead Materials, LLC c/o Brian Hercules to rezone properties from M (Light Industrial) and M-2 (Heavy Industrial) zoning districts with conditions to M-2 (Heavy Industrial) zoning district to allow for an asphalt plant (concrete, ready-mix facility).

N7-2024-1444 SLUP-25-1247295

Commission District 03 Super District 06

15 080 05 002 & 15 080 05 013

3298 & 3272 Fayetteville Road, Atlanta, GA 30316

Application of Hollingshead Materials, LLC c/o Brian Hercules for a Special Land Use Permit (SLUP) to allow for an asphalt plant (concrete, ready-mix facility) in the M-2 (Heavy Industrial) zoning district.

N8-2024-1445 SLUP-25-1247287

Commission District 04 Super District 07

18 079 02 004

1102 Stewart Mill Road, Stone Mountain 30087

Application of Keller Hospitality Group, LLC c/o Matt Keller for a Special Land Use Permit (SLUP) to allow for a commercial campground in the R-100 (Residential Medium Lot-100) zoning district.

N9-2024-1496 CZ-25-1246771

Commission District 03 Super District 06

15 090 01 021

4015 Flat Shoals Parkway, Decatur, GA 30034

Application of Architectural Standard, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I-20 Overlay District.