

DeKalb County Government

*Government Services Center
178 Sams Street
Decatur, GA 30030*



Minutes

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 held its online zoning meeting on Thursday, November 7, 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, November 21, 2024 with a **NEW START TIME & LOCATION:** The Government Services Center, **178 Sams Street, Decatur, Georgia 30030 at 4:00 p.m., in-person** (this is not a Zoom meeting). The hearing can also be viewed via the County website and DCTV.

You may email the DeKalb County Board of Commissioners regarding any case on this agenda at: publichearing@dekalbcountyga.gov

Roll Call

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

Deferred Cases

D1 [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 MR-1 (Medium Density Residential-1 zoning district to allow for an adult day care facility, at 911 Mountain View Drive.

MOTION was made by LaSonya Osler, seconded by Jan Costello that this agenda item be approved, per staff recommendation.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

D2 [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 for two full cycles to the March 2025 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

D3 [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 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 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

New Cases

N1 [2024-1108](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
 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, at 4293 Hambrick Way.

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 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

N2 [2024-1109](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07

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 new, 62-unit, single-family attached development, at 1491, 1531 and 1555 Austin Drive.

MOTION was made by Vivian Moore, seconded by Jan Costello that this agenda item be deferred for two full cycles to the March 2025 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

N3 [2024-1110](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of David M. Cesar to rezone property from NS (Neighborhood Shopping) zoning district to O-I (Office-Institution) for a child day care center for more than six (6), at 3960 Rockbridge Road.

MOTION was made by LaSonya Osler, seconded by Vivian Moore that this agenda item be deferred for two full cycles to the March 2025 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

N4 [2024-1111](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
 Application of Dr. Anterro Graham c/o Pro Cutters Lawscapes, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow a landscape business and related uses, at 3089 Snapfinger Road.
MOTION was made by Jan Costello, seconded by Jana Johnson that this agenda item be deferred for two full cycles to the March 2025 zoning agenda.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

N5 [2024-1112](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
 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 twelve (12) single-family attached townhomes, at 2452 La Fortune Drive a.k.a. 2724 Kelly Lake Road.
MOTION was made by Jan Costello, seconded by Jana Johnson, that this agenda item be deferred for three full cycles to the May 2025 zoning agenda. (The first motion made by Vivian Moore to deny, failed for lack of a second.)

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 5 - Member Patton, Member Johnson, Member Costello, Co-Vice Chair Osler, and Chairperson Snipes

No: 1 - Member Moore

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

N6 [2024-0815](#) COMMISSION DISTRICT(S): All Districts
 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.

MOTION was made by Edward Patton, seconded by Jan Costello that this agenda item be approved.

This application moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou

N7 [2024-1077](#)

COMMISSION DISTRICT(S): All Districts

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

MOTION was made by Jan Costello, seconded by Jana Johnson to adopt the 2025-26 zoning calendar, with the following amendments:

1) The September 2025 Planning Commission regular meeting date shall be September 9, 2025; 2) correct the year from "2024" to "2025" on those September dates; and, 3) correct the day from "38" to "28" under the September CC sign posting deadline.

(Before this and in conjunction with this motion, Jana Johnson moved, LaSonya Osler seconded to make the Planning Commission regular meeting date: September 9, 2025. That motion passed unanimously 6-0-0).

This text amendment moves forward to the Board of Commissioners - Zoning Meeting on 11/21/2024. The motion carried by the following vote:

Yes: 6 - Member Patton, Member Johnson, Member Costello, Member Moore, Co-Vice Chair Osler, and Chairperson Snipes

Absent: 3 - Vice Chair West, Member Murphy, and Member Zou