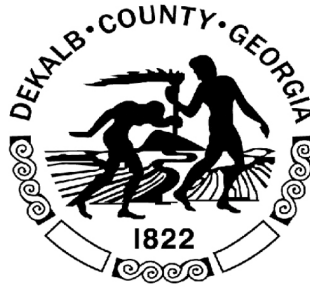


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, January 23, 2025

5:30 PM

Government Services Center

178 Sam's Street, Decatur, GA 30030 (Multipurpose Room A1201)

Board of Commissioners - Zoning Meeting

Comm. Mereda Davis Johnson, Presiding Officer, District 5
Comm. Robert Patrick, Deputy Presiding Officer, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Nicole Massiah, District 3

Commissioner Chakira Johnson, District 4

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Board of Commissioners Meeting Date – Thursday, January 23, 2025 5:30 PM

(This is an in-person meeting & will be broadcast via live stream on DCTV’s webpage, and on DCTVChannel23.TV.)

**GOVERNMENT SERVICES CENTER
178 SAMS STREET
DECATUR, GA 30030**

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 Board of Commissioners at publichearing@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.

D2-2024-0815 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.

NEW CASES:

**N1-2024-1438 SLUP-25-1247288 Commission District 03 Super District 07
15 094 07 023
3195 Kelly Chapel Road, Decatur, GA 30034**

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 Commission District 04 Super District 06
18 009 05 003
3110 E. Ponce de Leon Ave., Scottdale, GA 30079**

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

Commission District 04 Super District 06

5644 Memorial Drive, Stone Mountain, GA 30083

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.

DeKalb County Planning Commission January 2025 Cases

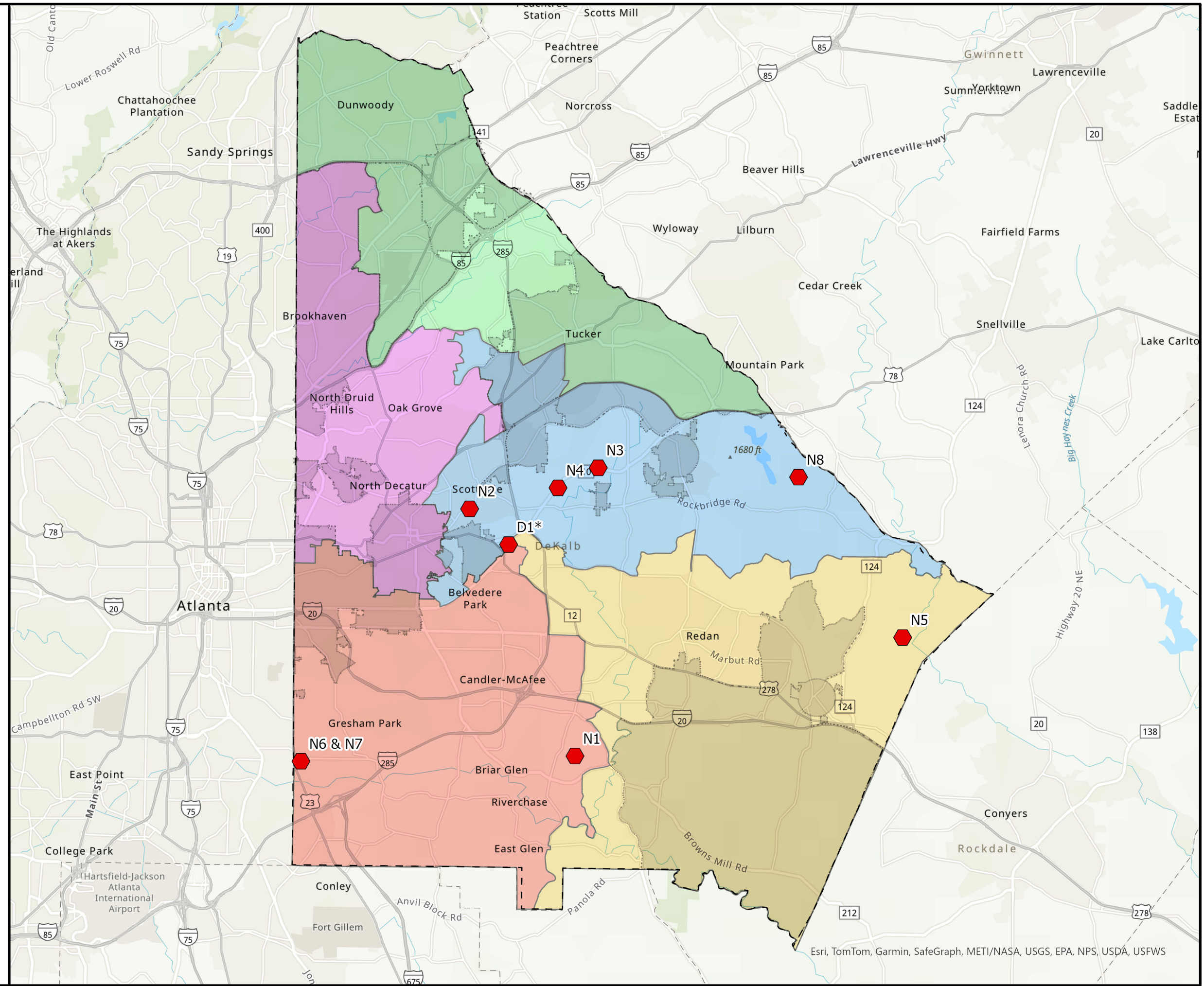
 Planning Case

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

