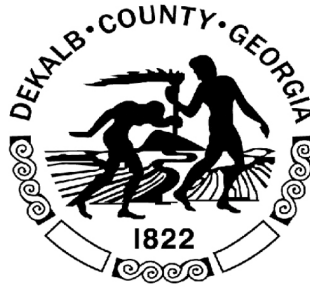


DeKalb County Government

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

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Chakira Johnson, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

Call To Order

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Roll Call

Deferred Cases

D1 [2023-1466](#) COMMISSION DISTRICT(S): All Districts
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.

Attachments: [TA-24-1246761 Film Studios Jan. 2025 Staff Report](#)
[TA-24-1246761 July 2024 Film Studio Requirements Staff Report](#)
[TA-24-1246761 Film Studios Jan 2024 Staff Report](#)

(1/9/24 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(1/25/24 Board of Commissioners - Zoning Meeting: deferred 60 days to the Board of Commissioners)

(2/14/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(2/27/24 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(3/12/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(3/26/24 Board of Commissioners: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(7/11/24 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

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

(1/7/25 Planning Commission: withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

D2 [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.

Attachments: [TA-24-1247197 Minimum unit size ordinance Nov 2024](#)

(6/27/24 Committee of the Whole: Accepted to the BOC agenda and assigned to the PECS-Planning, Economic Development & Community Services Committee)

(7/9/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(7/9/24 Board of Commissioners: deferred to the PECS-Planning, Economic Development & Community Services Committee)

(7/23/24 Board of Commissioners: deferred for 30 days to the Board of Commissioners)

(8/8/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/13/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners)

(8/27/24 Board of Commissioners: deferred to the Board of Commissioners - Zoning Meeting)

(11/7/24 Planning Commission: [Approval to the Board of Commissioners - Zoning Meeting](#))

(11/12/24 PECS-Planning, Economic Development & Community Services Committee: [No recommendation to the Board of Commissioners - Zoning Meeting](#))

(11/21/24 Board of Commissioners - Zoning Meeting: [deferred to the Board of Commissioners - Zoning Meeting](#))

New Cases

N1 [2024-1438](#) COMMISSION DISTRICT(S): 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, at 3195 Kelly Chapel Road.

Attachments: [SLUP-25-1247288 Jan. 2025 Staff Report 3195 Kelly Chapel Road](#)

(1/7/25 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

N2 [2024-1439](#) COMMISSION DISTRICT(S): 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, at 3110 E. Ponce de Leon Avenue.

Attachments: [SLUP-25-1247279 \(2024-1439\) Recommended BOC Conditions](#)
[SLUP-25-1247279 Jan. BOC 2025 Staff Report 3110 E. Ponce de Leon Ave rev. 01.16.2025](#)
[SLUP-25-1247279 Jan. PC 2025 Staff Report 3110 E. Ponce de Leon Ave](#)

(1/7/25 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

N3 [2024-1440](#) COMMISSION DISTRICT(S): 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, at 5644 Memorial Drive, 5644 Memorial Drive.

Attachments: [SLUP-25-1247277 Jan. 2025 Staff Report 5644 Memorial Drive](#)

(1/7/25 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

N4 [2024-1441](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 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, 5099 Memorial Drive.

Attachments: [SLUP-25-1247296 Jan. BOC 2025 Staff Report 5099 Memorial Drive](#)

[SLUP-25-1247296 Jan. PC 2025 Staff Report 5099 Memorial Drive](#)

(1/7/25 Planning Commission: [withdrawal per the applicant's request to the Board of Commissioners - Zoning Meeting](#))

N5 [2024-1442](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 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, at 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.

Attachments: [CZ-25-1247294 Jan. 2025 Staff Report 7778 and others Pleasant Hill Rd](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

N6 [2024-1443](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 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), at 3298 and 3272 Fayetteville Road.

Attachments: [Z-25-1247293 Jan. BOC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)

[Z-25-1247293 Jan. PC 2025 Staff Report 33298 & 3272 Fayetteville Road](#)

[Z-25-1247293 \(2024-1443\) Recommended Conditions](#)

(1/7/25 Planning Commission: [deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

N7 [2024-1444](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 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, at 3298 and 3272 Fayetteville Road.

Attachments: [SLUP-25-1247295 Jan. BOC 2025 Staff Report 3298 & 3272 Fayetteville Road](#)
[SLUP-25-1247295 Jan. PC 2025 Staff Report 3298 & 3272 Fayetteville Road](#)
[SLUP-25-1247295 \(2024-1444\) Recommended Conditions](#)

[\(1/7/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

N8 [2024-1445](#) COMMISSION DISTRICT(S): Commission District 04 Super District 07 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, at 1102 Stewart Mill Road.

Attachments: [SLUP-25-1247287 Jan. 2025 Staff Report 1102 Stewart Mill Road](#)

[\(1/7/25 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

N9 [2024-1496](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 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, at 4015 Flat Shoals Parkway.

Attachments: [CZ-25-1246771 Jan. 2025 Staff Report 4015 Flat Shoals Pkwy](#)

[\(1/7/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)