

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, January 7, 2025

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 Tuesday, January 7, 2025 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

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, January 23, 2025 @ 5:30 p.m., **in-person (this is not a Zoom meeting)** at the Government Services Center, 178 Sams Street, Decatur, Georgia 30030, and via the County website.

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

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

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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

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

Commission District 04 Super District 06

18 070 01 015

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

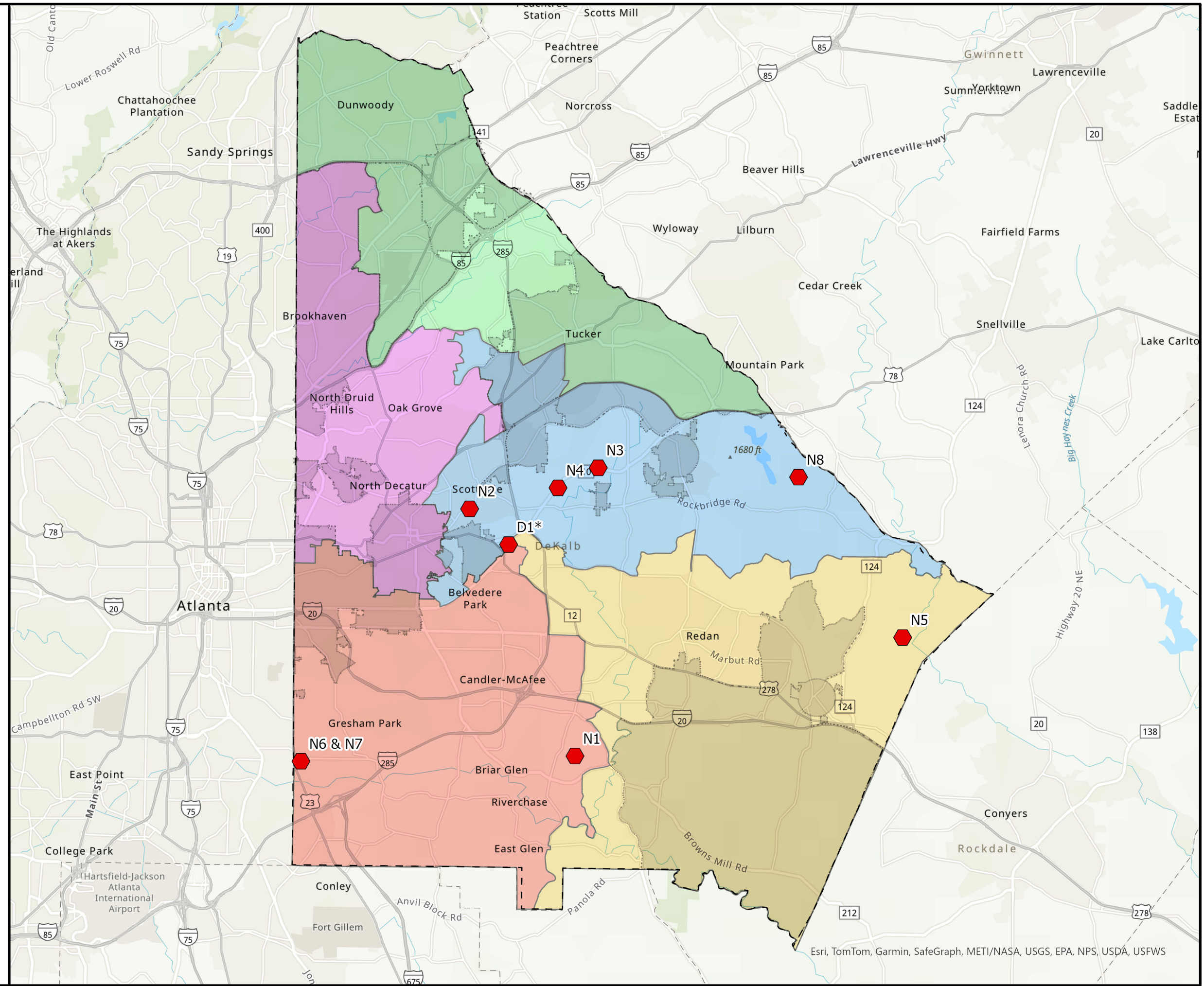
 Planning Case

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

