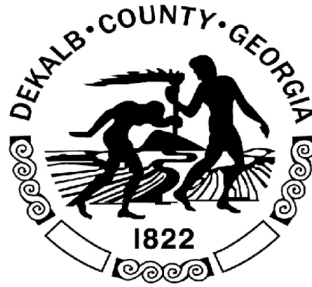


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, March 4, 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 Winton Cooper (Dist. 6)
Member Edward Patton (Dist. 7)

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, March 4, 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, March 27, 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, March 4, 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 p.m. three (3) business days prior to the public hearing; and**, may email the Dekalb County Planning Commission at:

plansustain@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

D1-2023-1467

TA-24-1246762

County-wide

Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.

D2-2024-0633 Z-24-1247008

Commission District 03 Super District 07

15 066 01 062, 15 066 01 012, 15 066 01 011

5370, 5384, and 5378 Flat Shoals Parkway, Decatur, GA 30034

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 single-family, attached dwellings.

D3-2024-1109 Z-24-1247190

Commission District 03 Super District 07

15 197 02 011, 15 197 02 010, 15 197 02 033

1491, 1531, and 1555 Austin Drive, Decatur, GA 30032

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 single-family attached development.

D4-2024-1111 Z-24-1247192

Commission District 03 Super District 07

15 096 03 009

3089 Snapfinger Road, Decatur, GA 30034

Application of Dr. Anterro Graham c/o Pro Cutters Landscapes, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow for landscape business and related uses.

D5-2024-1112 Z-24-1247194
15 137 03 024
2452 La Fortune Drive, Decatur, GA 30032

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 single-family attached townhomes.

D6-2024-0366 SLUP-24-1246917
15 021 01 015 & 15 021 01 016
2098 & 2124 Cedar Grove Road, Conley, GA 30288

Commission District 03 Super District 06

Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes, live-work units and single-family detached cluster homes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district.

NEW CASES:

N1- 2025-0045 Z-25-1247356
15 201 12 002 & 15 201 12 003
2883 and 2893 Midway Road, Decatur, GA 30030

Commission District 04 Super District 06

Application of Microlife Institute to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district & Scottdale Overlay District Tier 1 to allow for a cottage home development.

N2-2025-0046 SLUP-25-1247359
18 047 02 010
3420 East Ponce De Leon Ave., Scottdale, GA 30079

Commission District 04 Super District 06

Application of Dahluk Group, LLC c/o Hakim Hilliard for a Special Land Use Permit (SLUP) allow for a late-night establishment in the C-2 (General Commercial) zoning district and Tier 1 of the Scottdale Overlay District.

N3-2025-0047 SLUP-25-1247365
18 152 01 054
1600 Mount Mariah Road Atlanta, GA 30329

Commission District 02 Super District 06

Application of CSS 18, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a place of worship in the HR-2 (High Density Residential-2) zoning district.

Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS