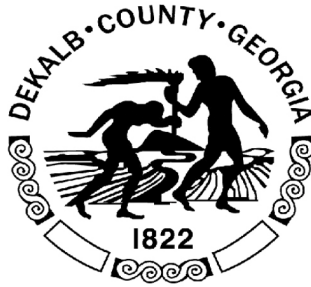


DeKalb County Government

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.

Roll Call

Deferred Cases

- D1** [2023-1467](#) COMMISSION DISTRICT(S): ALL DISTRICTS
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.

Attachments: [TA-24-1246762 March 2025 Staff Report](#)
[TA-24-1246762 Sept. 2024 Staff Report Short-Term Rentals STR Ordinance \(revised 7.19.2024\)](#)
[TA-24-1246762 May 2024 Staff Report Short-Term Rentals](#)
[TA-24-1246762 Jan 2024 Staff Report Short Term Rentals Text Amendment](#)
[CC District 1 Recommendations for Short Term Rentals](#)

(1/9/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(1/25/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/2/24 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/14/24 PECS-Planning, Economic Development & Community Services Committee: recommended for deferral to the Board of Commissioners - Zoning Meeting)

(5/23/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/12/24 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

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

(11/21/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- 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.

Attachments: [Z-24-1247008 March 2025 Staff Report 5370, 5384 & 5378 Flat Shoals Pkwy](#)
[Z-24-1247008 Nov BOC 2024 Staff Report 5370, 5384, & 5378 Flat Shoals Pkwy](#)
[Z-24-1247008 July BOC 2024 Staff Report 5370.5384.5378 Flat Shoals Pkwy](#)

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

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

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

(11/21/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D3** [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.

Attachments: [Z-24-1247190 March 2025 Staff Report 1491-1531-1555 Austin Dr](#)
[Z-24-1247190 Nov. 2024 Staff Report 1491.1531.1555 Austin Drive](#)

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

(11/21/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D4** [2024-1111](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Dr. Anterro Graham c/o Pro Cutters Lawnsapes, 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.

Attachments: [Z-24-1247192 \(2024-111\) Recommended Conditions, if Approved](#)
[Z-24-1247192 March 2025 Staff Report 3089 Snapfinger Road](#)
[Z-24-1247192 Nov. 2024 Staff Report 3089 Snapfinger Road](#)

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

(11/21/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D5** [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.

Attachments: [Z-24-1247194 March 2025 Staff Report 2452 La Fortune Drive](#)
[Z-24-1247194 Nov 2024 Staff Report 2452 La Fortune Drive](#)

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

(11/21/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- D6** [2024-0366](#) COMMISSION DISTRICT(S): 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, at 2098 & 2124 Cedar Grove Road.

Attachments: [SLUP-24-1246917 March 2025 Staff Report 2098 & 2124 Cedar Grove Rd](#)
[SLUP-24-1246917 Sept. 2024 Staff Report 2098 & 2124 Cedar Grove Rd](#)
[SLUP-24-1246917 May 2024 Staff Report Cedar Grove Road](#)

(5/2/24 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/23/24 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/12/24 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

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

(12/17/24 Board of Commissioners: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

New Cases

- N1 [2025-0045](#) COMMISSION DISTRICT(S): 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 to allow for a cottage home development, at 2883 and 2893 Midway Road.

Attachments: [Z-25-1247356 \(2025-0045\) Recommended Conditions](#)
[Z-25-1247356 March 2025 Staff Report 2883 & 2893 Midway Road](#)

- N2 [2025-0046](#) COMMISSION DISTRICT(S): 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, at 3420 E. Ponce de Leon Avenue.

Attachments: [SLUP-25-1247359 March 2025 Staff Report 3420 E. Ponce de Leon Ave](#)

- N3 [2025-0047](#) COMMISSION DISTRICT(S): 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, at 1600 Mount Mariah Road.

Attachments: [SLUP-25-1247365 March 2025 Staff Report 1600 Mt. Mariah Road](#)

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