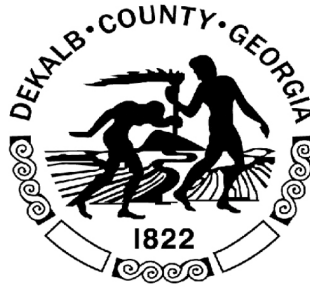


# DeKalb County Government

178 Sams Street  
Decatur, GA 30030



## Agenda

Thursday, March 27, 2025

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multi-purpose 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 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

## Roll Call

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.

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### Board of Commissioners Meeting Date – Thursday, March 27, 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  
Mutipurpose Room A-1201  
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](mailto:publichearing@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.

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**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.

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**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.

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**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.

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**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.

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**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 Battle Law, P.C. 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.

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**D7-2024-1443 Z-25-1247293**

**15 080 05 002 & 15 080 05 013**

**3298 & 3272 Fayetteville Road, Atlanta, GA 30316**

**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).

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**D8-2024-1444 SLUP-25-1247295**

**15 080 05 002 & 15 080 05 013**

**3298 & 3272 Fayetteville Road, Atlanta, GA 30316**

**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.

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**D9-2024-1438 SLUP-25-1247288**

**15 094 07 023**

**3195 Kelly Chapel Road, Decatur, GA 30034**

**Commission District 03 Super District 07**

Application of Sterling Social Services, LLC for a Special Land Use Permit (SLUP) to allow for a Child Care Institution, allowing up to six (6) children in the R-100 (Residential Medium Lot-100) zoning district.

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**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.

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**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.

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**N3-2025-0047 SLUP-25-1247365**

**Commission District 02 Super District 06**

**18 152 01 054**


**1600 Mount Mariah Road Atlanta, GA 30329**

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.

# DeKalb County Planning Commission March 2025 Cases

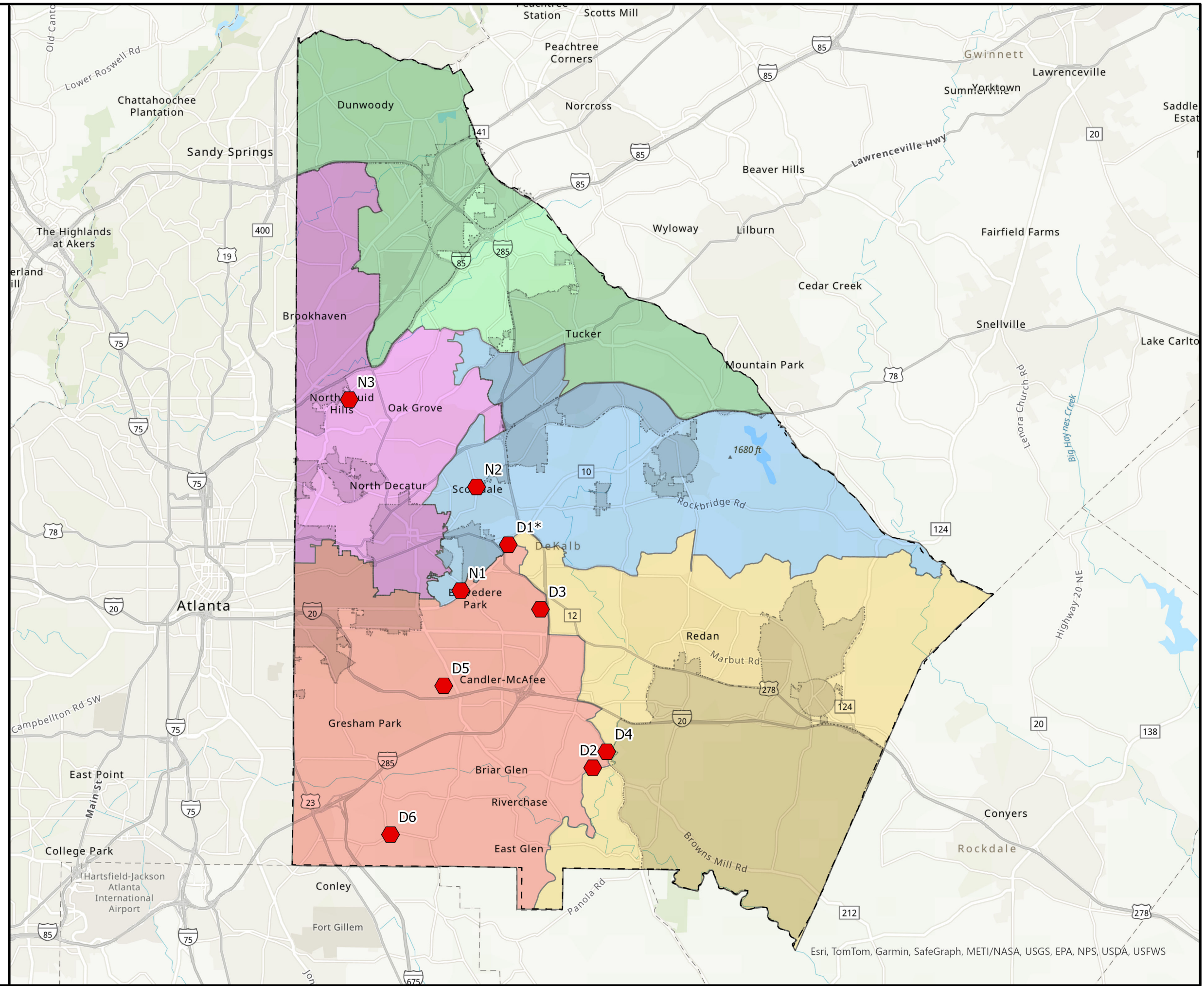
 Planning Case

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

