

**Planning Commission Meeting Date – Thursday, May 2, 2024 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.

**Board of Commissioners Meeting Date – Thursday, May 23, 2024 5:30 PM**  
(This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

**AUDITORIUM OF THE MALOOF CENTER  
1300 COMMERCE DRIVE, SUITE 400  
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 Planning Commission at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)  
Email the DeKalb County Board of Commissioners at [publichearing@dekalbcountyga.gov](mailto:publichearing@dekalbcountyga.gov)

## AGENDA

### DEFERRED CASES:

**D1-2023-1431    Z-24-1246747    Commission District 05 Super District 07**  
**16-089-03-012**  
**6826 COVINGTON HIGHWAY, LITHONIA, GA 30058**

Application of The Varner Group c/o Bejune Industries to rezone property from C-1 (Local Commercial) zoning district to RSM (Residential Medium Lot) zoning district to construct a townhome community.

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**D2-2023-1467    TA-24-1246762    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.

### NEW CASES:

**N1-2024-0361    SLUP-24-1246837    Commission District 05 Super District 07**  
**15-193-09-024**  
**1584 S. HAIRSTON ROAD, STONE MOUNTAIN, GA 30088**

Application of Eritrea Geberehiwot for a Special Land Use Permit (SLUP) to operate a child day care for up to 6 children in the R-85 (Residential Medium Lot-85) zoning district, within the Hidden Hills Overlay District.

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<b>N2-2024-0362</b>	<b>SLUP-24-1246895</b> <b>16-102-03-014</b> <b>6168 MARBUT ROAD, LITHONIA, GA 30058</b>	<b>Commission District 05 Super District 07</b>
Application of Wendy Rios Ochoa for a renewal of a Special Land Use Permit (SLUP) to operate a child day for up to 6 children in the RSM (Small Lot Residential Mix) zoning district.		
<b>N3-2024-0363</b>	<b>SLUP-24-1246906</b> <b>15-154-01-095</b> <b>2135 SHAMROCK DRIVE, DECATUR, GA 30032</b>	<b>Commission District 03 Super District 07</b>
Application of Rosalie Ezekiel for a Special Land Use Permit (SLUP) to operate a private school in R-75 (Residential Medium Lot-75) zoning district.		
<b>N4-2024-0364</b>	<b>SLUP-24-1246908</b> <b>18-028-03-003</b> <b>598 MOUNTAIN HARBOR, STONE MOUNTAIN, GA 30087</b>	<b>Commission District 04 Super District 07</b>
Application of Proverbs Christian School, LLC for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the RSM (Small Lot Residential Mix) zoning district.		
<b>N5-2024-0365</b>	<b>Z-24-1246916</b> <b>18-050-14-021</b> <b>558 MEDLOCK ROAD, DECATUR, GA 30030</b>	<b>Commission District 02 Super District 06</b>
Application of Amy Wilson c/o Battle Lane, P... the property from R-75 (Residential Medium Lot-75) zoning district to C-1 (Local Commercial) zoning district to operate specialized school classes and other art-related activities.		
<b>N6-2024-0366</b>	<b>SLUP-24-1246917</b> <b>15-021-01-015 &amp; 15 021 01 016</b> <b>2098 &amp; 2124 CEDAR GROVE ROAD, CONLEY, GA 30288</b>	<b>Commission District 03 Super District 06</b>
Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district.		
<b>N7-2024-0367</b>	<b>CZ-24-1246919</b> <b>16 094 01 074; 16 094 01 075; 16 094 01 076</b> <b>6020, 6038, and 6048 PAUL ROAD, LITHONIA, GA 30058</b>	<b>Commission District 05 Super District 07</b>
Application of MBA Productions, LLC c/o Giacom, Roberts, & Daughdrill, LLC for a Major Modification of zoning conditions pursuant to CZ-00069 to allow music recording and photography studios in the O-I (Office-Institutional) zoning district		
<b>N8-2024-0110</b>	<b>Z-24-1246828</b> <b>15-228-01-001, 15-228-01-007, 15-228-01-014, 15-228-01-087</b> <b>15-228-01-088, 15-228-01-089, 15-228-01-090, 15-228-01-091,</b> <b>15-228-01-092, 15-228-01-095, 15-228-01-096, 15-228-01-097,</b> <b>15-253-08-001, 15-253-08-002, 15-253-08-003, 15-253-08-004,</b> <b>15-253-08-005, 15-253-08-006, 15-253-08-007, 15-253-08-008</b> <b>3901 DURHAM PARK ROAD, STONE MOUNTAIN, GA 30083</b>	<b>Commission District 05 Super District 07</b>

Application of MARTA to rezone properties from O-I/R-75/MR-1/RSM zoning districts, within the Indian Creek Overlay District to MU-4 (Mixed Use High Density) zoning district, within the Indian Creek Overlay District to allow for a mixed-use, transit-oriented development (TOD) at the Indian Creek Marta station.

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**N9-2024-0114    TA-24-1246831  
15-228-01-097**

**Commission Districts 03, 04 & 05; Super Districts 06 & 07**

**3901 DURHAM PARK ROAD, STONE MOUNTAIN, 30083**

Application of the Director of the Dekalb County Planning & Sustainability department to request text amendments to the Zoning Ordinance, 27-3.41 DIVISION 41. – COVINGTON AND INDIAN CREEK DISTRICT. This text amendment is for properties within the boundary of the Covington and Indian Creek Districts.

**DRAFT**



DeKalb County  
Planning Commission  
May 2024 Cases

Planning Case Site

Commission District No.

- 1
- 2
- 3
- 4
- 5

Municipal Boundaries

\*D2 refers to a County-wide text amendment.

