

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Community Council District 3 Agenda - Wednesday, June 11, 2025 @ 6:00 PM

Join from PC, Mac, Linux, iOS or Android:
<https://dekalbcountyga.zoom.us/j/83069715909>

or Telephone Dial: USA 888-270-9936 (US Toll Free)
Conference code: 691303

Planning Commission Hearing Date: Tuesday, July 8, 2025 @ 6:00 P.M. (Zoom)

Board of Commissioners Hearing Date: Thursday, July 24, 2025 @ 5:30 P.M.
(In-Person – 178 Sams Street, Decatur, GA 30030)

AGENDA

I. STAFF ANNOUNCEMENTS

DEFERRED CASE:

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.

D2-2024-0815 TA-24-1247197

County-wide

Application of the Office of Commission District 2 to amend Chapter 27 of the Code of DeKalb County, Georgia, as revised 1988, to reduce the minimum unit size for single-family dwelling units in single-family R-75 (Residential Medium Lot-75) and R-85 (Residential Medium Lot-85) zoning districts.

NEW CASES:

N2-2025-0625 Z-25-1247521
15 126 05 004

Commission District 03 Super District 07

2381 Snapfinger Road, Decatur, GA 30034

Application of Valley Consulting, LLC c/o Linda Dunlavy, Dunlavy Law Group to rezone property from R-100 (Residential Medium Lot-100) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a townhome development.

N4-2025-0627 Z-25-1247528

Commission District 03 Super District 07

15 167 11 014; 15 167 11 062

3803 & 3815 Glenwood Road, Decatur, GA 30032

Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow for single-family detached, attached (duplex and triplex), and a three-story condominium building.

N9- 2025-0632 SLUP-25-1247522

15 101 07 005

3600 Preakness Drive, Decatur, GA 30034

Commission District 03 Super District 07

Application of Pinewood 383, LLC c/o Nyalls Carlton for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.

N11-2025-0634 SLUP-25-1247530

15 107 07 010

2854 Clifton Church Road, Atlanta, GA 30316

Commission District 03 Super District 06

Application of Denise Amos for a Special Land Use Permit (SLUP) to allow for a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

N12-2025-0635 TA-25-1247540

15 170 13 088

3221 Glenwood Road, Decatur, GA 30032

Commission District 03 Super Districts 07

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-3.33 Division 33 to extend the I-20 Overlay District, Tier 2 to 3221 Glenwood Road.