

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer
Lorraine Cochran-Johnson

Interim Director
Cedric G. Hudson, MCRP

Planning Commission Meeting Date – Tuesday, July 8, 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.

Board of Commissioners Meeting Date – Thursday, July 24, 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 - 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
Email the DeKalb County Board of Commissioners at 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.

NEW CASES:

N1-2025-0624 SLUP-25-1247517

Commission District 04 Super District 07

18 091 01 026

1101 N. Hairston Road, Stone Mountain, GA 30083

Application of Maiysha Rashad & Hakim Hilliard for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

N2-2025-0625 Z-25-1247521

Commission District 03 Super District 07

15 126 05 004

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.

N3-2025-0626 SLUP-25-1247527

16 028 01 001

5083 Biffle Road, Stone Mountain, GA 30088

Commission District 05 Super District 07

Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP) to allow for senior residential housing in the R-100 (Residential Medium Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district.

N4-2025-0627 Z-25-1247528

15 167 11 014; 15 167 11 062

3803 & 3815 Glenwood Road, Decatur, GA 30032

Commission District 03 Super District 07

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 tri-plex), and a three-story condominium building.

N5-2025-0628 Z-25-1247529

18 267 01 003

3265 Northeast Expressway, Chamblee, GA 30341

Commission District 01 Super District 07

Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP to rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential – 1) zoning district to allow for single-family, attached and multi-family developments.

N6-2025-0629 Z-25-1247470

16 186 01 007

7566 Union Grove Road, Lithonia, GA 30058

Commission District 05 Super District 07

Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Mix Residential) zoning district to allow for a personal care home for more than six (6) individuals.

N7-2025-0630 SLUP-25-1247471

16 186 01 007

7566 Union Grove Road, Lithonia, GA 30058

Commission District 05 Super District 07

Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to allow for a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district.

N8-2025-0631 SLUP-25-1247516

16 188 03 006

1816 Enid Drive, Lithonia, GA 30058

Commission District 05 Super District 07

Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district.

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.

N10-2025-0633 SLUP-25-1247526

Commission District 05 Super District 07

15 222 01 022
4106 Creek Court, Stone Mountain, GA 30083

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

N11-2025-0634 SLUP-25-1247530
15 107 07 010

Commission District 03 Super District 06

2854 Clifton Church Road, Atlanta, GA 30316

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

Commission District 03 Super District 07

3221 Glenwood Road, Decatur, GA 30032

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.

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