

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, August 13, 2025
6:00 PM
via ZOOM

Community Council District 3

Alison Clark, Chairperson
Chris Anglin (Vice-Chair)

Member B'Randi Armstrong
Member Elfreda Berry
Member Pat Craig
Member Peggy Hobdy
Member Nettie Jackson
Member K. Wayne Powell
Member Willie Pringle
Member Regenia Roberts
Member Amy Fields-Taylor
Member Norma Washington

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Community Council District 3 Agenda - Wednesday, August 13, 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, September 9, 2025 @ 6:00 P.M. (Zoom)

Board of Commissioners Hearing Date: Thursday, September 25, 2025 @ 5:30 P.M.
(In-Person – 178 Sams Street, Decatur, GA 30030)

AGENDA

I. STAFF ANNOUNCEMENTS

NEW CASES:

N5-2025-0964 Z-25-1247633 **Commission District 03 Super District 07**
15 104 07 001
3048 Lumby Drive, Decatur, GA 30034

Application of New Life Baptist Church c/o Battle Law, P.C. to rezone property from C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district and within the I-20 Overlay District, Tier 1 for the development of single-family detached and attached homes as part of Phase 1 of a mixed-use development.

N7-2025-0966 SLUP-25-1247611 **Commission District 03 Super District 06**
15 116 08 033
1747 Flintwood Drive, Atlanta, GA 30316

Application of Dr. Patricia Dykes for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the R-75 (Residential Medium Lot-75) zoning district.

N8-2025-0967 SLUP-25-1247631 **Commission District 03 Super District 06**
15 090 01 011
4077 Flat Shoals Parkway, Decatur, GA 30034

Application of Theresa Walcot-Ceesay for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adult residents in the NS (Neighborhood Shopping) zoning district and the I-20 Overlay District, Tier 2.

N9-2025-0968 SLUP-25-1247608 **Commission District 03 Super District 06**
15 117 01 124
2339 Brannen Road (Rear), Atlanta, GA 30316

Application of Darius Williams for M Entertainment for a Special Land Use Permit (SLUP) to allow a Late-Night Establishment in the C-2 (General Commercial) zoning district and the I-20 Overlay District, Tier 1.

N11-2025-0970 SLUP-25-1247635

Commission District 03 Super District 06

15 011 01 045; 15 011 01 062; 15 011 01 263

4280 & 4358 Loveless Place; 2281 Pineview Trail, Ellenwood, GA 30294

Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District.

N12-2025-0972 TA-25-1247647

County-wide

Application of the Director of Planning and Sustainability to Amend Chapter 27 To Establish a Definition, Regulatory Guidelines, and Development Standards for Data Centers in M (Industrial), M-2 (Heavy Industrial) and O-I (Office-Institutional) zoning districts. This text amendment is County-wide.