

DeKalb County Government

**Government Services Center
178 Sams Street
Decatur, Georgia 30030**



Agenda

**Wednesday, August 11, 2025
6:30 PM
via ZOOM**

Community Council District 5

**Millicent Taylor, Chairperson
Malia Evans (Vice-Chair)**

**Member Elizabeth Andrews
Member Kenesha Barksdale
Member Barbara Campbell
Member Linda Jones-Williams
Member Charles Peagler
Member Leona Perry
Member Florence M. Shafiq**

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Community Council District 5 Agenda - Monday, August 11, 2025 @ 6:30 PM

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85393294400>

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

DEFERRED CASE:

D1-2024-1442 CZ-25-1247294 **Commission District 05 Super District 07**
16 197 03 006; 16 197 03 012; 16 219 01 005; 16 219 01 006;
16 220 01 004; 16 220 01 007; 16 220 01 009
7788 Pleasant Hill Road; 1716 Pleasant Hill Road; 7900 Pleasant Hill Road;
7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road;
7890 Pleasant Hill Road, Lithonia, GA 30058

Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a Major Modification of zoning conditions pursuant to CZ-18-22130 for the development of up to 182 single-family detached dwellings in the RNC (Residential Neighborhood Conservation) zoning district.

D2-2025-0283 Z-25-1247358 **Commission District 05 Super District 07**
16 197 02 009 & 16 220 01 001
1619 Pleasant Hill Trail & 7850 Pleasant Hill Road, Lithonia, GA 30058

Application of Hybrass Properties, LLC c/o Battle Law, P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM (Small Lot Residential Mix) zoning district for the development of up to 149 single-family detached dwellings.

NEW CASES:

N6-2025-0965 SLUP-25-1247606 **Commission District 05 Super District 07**
15 192 06 137
1766 Big Valley Lane, Stone Mountain, GA 30083

Application of Aging Grace Sr. Living c/o Kiana Mills for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for adults for up to six (6) residents in the R-85 (Residential Medium Lot-85) zoning 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.