

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer  
Lorraine Cochran-Johnson

Director  
Juliana A. Njoku

### JUNE 2025 COMMUNITY COUNCIL RECOMMENDATIONS

Planning Commission Meeting Date – Tuesday, September 9, 2025  
Board of Commissioners Meeting Date – Tuesday, September 30, 2025

**D1. CZUP-25-1247294 (2024-1442)**

Hybrass Properties, LLC c/o Battle Law, P.C.

Districts 5 & 7

**RECOMMENDATION: Denial 5-3-0.** Applicant was not present.

**D2. Z-25-1247358 (2025-0283)**

Hybrass Properties, LLC c/o Battle Law, P.C.

Districts 5 & 7

**RECOMMENDATION: Denial 5-3-0.** Applicant was not present.

**D3. Z-25-1247529 (2025-0628)**

LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLC

Districts 1 & 7

**RECOMMENDATION: Approval (6-0-1).**

**N1. Z-25-1247566 (2025-0960)**

Memorial Properties, Inc. c/o Battle Law, P.C.

Districts 4 & 6

**RECOMMENDATION: Denial 8-0-0**

**N2. Z-25-1247624 (2025-0961)**

KL Capital, LLC c/o Battle Law, P.C.

Districts 1 & 7

**RECOMMENDATION: Full-cycle deferral 6-0-0.**

**N3. CZ-25-1247634 (2025-0962)**

Karimshah, Inc. c/o Battle Law, P.C.

Districts 4 & 6

**RECOMMENDATION: Deferral 7-0-1.**

**N4. SLUP-25-1247632 (2025-0963)**

Karimshah, Inc. c/o Battle Law, P.C.

Districts 4 & 6

**RECOMMENDATION: Deferral 8-0-1.**

**N5. Z-25-1247633 (2025-0964)**

New Life Baptist Church c/o Battle Law, P.C.

Districts 3 & 7

**RECOMMENDATION: Approval (8-1-0):** The Council noted positive affordable housing opportunities and encouraged the applicant to restrict number of rental units and consider providing a secondary access point for better traffic flow.

**N6. SLUP-25-1247606 (2025-0965)**

Aging Grace Sr. Living c/o Kiana Mills

Districts 5 & 7

**RECOMMENDATION: Approval 8-0-0.**

**N7. SLUP-25-1247611 (2025-0966)**

Dr. Patricia Dykes

Districts 3 & 6

**Approval with three (3) conditions (10-0-0):** 1) SLUP shall expire in 18 months and must be renewed to continue operation; 2) SLUP shall not be transferable; and 3) A fence shall be installed to provide enclosed area for children to play as required by the supplemental regulations.

**N8. SLUP-25-1247631 (2025-0967)**

Theresa Walcot-Ceesay

Districts 3 & 6

**RECOMMENDATION: Approval with one (1) condition (9-0-0)** that the SLUP be non-transferrable.

**N9. SLUP-25-1247608 (2025-0968)**

Darius Williams – M Entertainment

Districts 3 & 6

**RECOMMENDATION: Approval with three (3) conditions (9-0-0)** 1) Establishment shall close by 2 am; 2. Nightclub use is prohibited. Discussion included the need to make sure the business was for a special event facility for private occasional events and not a business that was open daily to the general public.

**N10. SLUP-25-1247629 (2025-0969)**

Jonathan L. Yates for Diamond Communications, LLC

Districts 2 & 6

**RECOMMENDATION: Approval 7-0-0**

**N11. SLUP-25-1247635 (2025-0970)**

PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC

Districts 3 & 6

**Denial 6-3-0.** Council discussion included concerns that the use was in the middle of a single-family residential area and that there were no adopted regulations for utility structures or data centers.

**N12. TA-25-1247647 (2025-0972)**

Dir. P&S Data Centers in M (Industrial), M-2 (Heavy Industrial)  
and O-I (Office-Institutional) zoning districts.

All Districts

**RECOMMENDATIONS:**

**Community Council District 1 – Full-Cycle Deferral (6-0-0).**

**Community Council District 2 – Deferral (8-0-0).**

**Community Council District 3 – Full-cycle Deferral (10-0-0).** Discussion included but not limited to that the text amendment needed to be tweaked to address potential noise concerns, should not allow near residential areas, consider requiring use of renewable resources such as solar and rainwater catchments, simplify distance calculation.

**Community Council District 4 – Denial 6-1-1.** Council noted not enough regulation.

**Community Council District 5 – Denial (8-0-0).**

**N13. TA-25-1247701 (2025-1082)**

Dir. P&S Stone Mountain Trail Master Plan

Districts 4, 6 & 7

**Approval 5-3-0.**

**(See next page for recording links.)**

# DEPARTMENT OF PLANNING & SUSTAINABILITY

---

## DeKalb County Community Council August 2025 Meeting Recordings:

### **Community Council District 1 – August 20, 2025 @ 5:30 p.m.:**

[https://dekalbcountyga.zoom.us/rec/share/G5tAE944ENh6Hf-tmtRnonfGu9ulZYXDp8TN4dYAWg0DC\\_S0vVk2H0Iq-Iiay7pm.\\_227LivTkzivE\\_o0?startTime=1755725785000](https://dekalbcountyga.zoom.us/rec/share/G5tAE944ENh6Hf-tmtRnonfGu9ulZYXDp8TN4dYAWg0DC_S0vVk2H0Iq-Iiay7pm._227LivTkzivE_o0?startTime=1755725785000)  
Passcode: A?L9#tKR

### **Community Council District 2 – August 12, 2025 @ 6:30 p.m.:**

<https://dekalbcountyga.zoom.us/rec/share/5rvBZawEXbvIK4iEa74T5r3qd8ssQpix2QxuPNnJHgA9rUnDbGPNYGK2N3kKy7NU.CoBZflYsYpqYtm81?startTime=1755036126000>  
Passcode: 2%C+YKE&

### **Community Council District 3 – August 13, 2025 @ 6:00 p.m.:**

<https://dekalbcountyga.zoom.us/rec/share/hVQPEHs23mIr-UeyiyB9icrHgDCJGV2wPdQZoEMuktkWyLbo3vbBG8oGRtKB8-OS.EhWj6jxXMufNOZUf?startTime=1755122642000>  
Passcode: D?!D?kP2

### **Community Council District 4 – August 19, 2025 @ 5:30 p.m.:**

[https://dekalbcountyga.zoom.us/rec/share/n4uB7XfQWHn3-RvNh1g0pWjbY2l6lif9Spmz08N4OkU9wHfTEQwkEV43q3Wh2\\_yV.q527fISBKwpLZQE4?startTime=1755639094000](https://dekalbcountyga.zoom.us/rec/share/n4uB7XfQWHn3-RvNh1g0pWjbY2l6lif9Spmz08N4OkU9wHfTEQwkEV43q3Wh2_yV.q527fISBKwpLZQE4?startTime=1755639094000)  
Passcode: ^1Z\*ehu0

### **Community Council District 5 – August 11, 2025 @ 6:30 p.m.:**

[https://dekalbcountyga.zoom.us/rec/share/tKo7jlORmV5L50Yn5rjoC0fR4Fk8V5l3UYsmciEenmtOCyK22Ga2jfAOx-Z84LVv.s4rmgzsCbJ0iTn\\_N?startTime=1754950342000](https://dekalbcountyga.zoom.us/rec/share/tKo7jlORmV5L50Yn5rjoC0fR4Fk8V5l3UYsmciEenmtOCyK22Ga2jfAOx-Z84LVv.s4rmgzsCbJ0iTn_N?startTime=1754950342000)  
Passcode: N6wU&d=#