

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

TUESDAY, SEPTEMBER 9, 2025
6:00 p.m., VIA ZOOM

Dekalb County Planning Commission

Tess Snipes.....Chairperson
Jon West.....1st Co-Vice-Chair
LaSonya Osler.....2nd Co-Vice Chair

Member Deanna Murphy.....District 1
Member Sarah Zou.....District 2
Member Vivian Moore.....District 3
Member LaSonya Osler.....District 4
Member Jan Costello.....District 5
Member Winton Cooper.....Super District 6
Member Edward Patton.....Super District 7

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, September 9, 2025, at 6:00 p.m. This meeting will be conducted via tele-conference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android: 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

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting. Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials to plansustain@dekalbcountyga.gov

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly: Announcement of the case by Staff. Ten (10) minutes of speaking time will be allocated for the applicant and those in support of the application. Ten (10) minutes of speaking time will be allocated for opponents of the application. Public comments will be limited to two (2) minutes for any application seeking a withdrawal.

Citizens attending the meeting via the Zoom link will be able to join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. When called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Public comments will then close and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. The Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue. Citizens are not allowed to interrupt or speak out unless called upon by members of the Planning Commission.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners of: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on **Tuesday, September 30, 2025 @ 5:30 p.m., in-person** (this is not a Zoom meeting) at the Government Services Center, 178 Sams Street, Decatur, Georgia 30030, and via the County website: <https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Planning Commission Meeting Date – Tuesday, September 9, 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/87468073122>
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 – Tuesday, September 30, 2025, 5:30 PM

This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.
<https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

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:

D1-2024-1442 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.

D3-2025-0628 Z-25-1247529 Commission District 01 Super District 07
18 267 01 003
3265 Northeast Expressway, Chamblee, GA 30341

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 single-family, attached, and multi-family developments.

NEW CASES:

N1-2025-0960 Z-25-1247566
18 063 09 074
700 Jordan Lane, Decatur, GA 30033

Commission District 04 Super District 06

Application of Memorial Properties, Inc. c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district) to O-I (Office-Institution) zoning district to allow a funeral home in conjunction with an existing cemetery.

N2-2025-0961 Z-25-1247624
18 285 01 001
3507 Old Chamblee-Tucker Road, Chamblee, GA 30341

Commission District 01 Super District 07

Application of KL Capital, LLC c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) zoning district to HR-1 (High-Density Residential-1) zoning district for the development of a mixed-use project with multi-family units and accessory retail/office/commercial space.

N3-2025-0962 CZ-25-1247634
18 063 03 027
1849 Lawrenceville Highway, Decatur, GA 30033

Commission District 04 Super District 06

Application of Karimshah, Inc. c/o Battle Law, P.C. for a Major Modification of zoning conditions pursuant to CZ-06-1241 to allow an automobile wash service (car wash) in the C-1 (Local Commercial) zoning district.

N4-2025-0963 SLUP-25-1247632
18 063 03 027
1849 Lawrenceville Highway, Decatur, GA 30033

Commission District 04 Super District 06

Application of Karimshah, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a drive-through facility (car wash) in the C-1 (Local Commercial) zoning district.

N5-2025-0964 Z-25-1247633
15 104 07 001
3048 Lumby Drive, Decatur, GA 30034

Commission District 03 Super District 07

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.

N6-2025-0965 SLUP-25-1247606
15 192 06 137
1766 Big Valley Lane, Stone Mountain, GA 30083

Commission District 05 Super District 07

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.

N7-2025-0966 SLUP-25-1247611
15 116 08 033
1747 Flintwood Drive, Atlanta, GA 30316

Commission District 03 Super District 06

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
15 090 01 011
4077 Flat Shoals Parkway, Decatur, GA 30034

Commission District 03 Super District 06

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
15 117 01 124
2339 Brannen Road (Rear), Atlanta, GA 30316

Commission District 03 Super District 06

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.

N10-2025-0969 SLUP-25-1247629
18 053 03 017
538 Burlington Road, Atlanta, GA 30307

Commission District 02 Super District 06

Application of Jonathan L. Yates for Diamond Communications, LLC for a Special Land Use Permit (SLUP) to allow a monopine-style wireless telecommunications facility in the R-75 (Residential Medium Lot-75) zoning district.

N11-2025-0970 SLUP-25-1247635
15 011 01 045; 15 011 01 062; 15 011 01 263
4280 & 4358 Loveless Place; 2281 Pineview Trail, Ellenwood, GA 30294

Commission District 03 Super District 06

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.

N13-2025-1082 TA-25-1247701

Commission District 04 Super Districts 06 & 07

Application of the Director of Planning & Sustainability to amend Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is for the adoption of the Stone Mountain Trail Master Plan and its vision, policy, and goals for future development of the planned area.

This map illustrates the fire service coverage in DeKalb County, Georgia. The county is divided into several fire districts, each color-coded: North (green), Central (pink), South (red), and East (yellow). Eleven fire stations are marked with red pentagons and labeled N1 through N11. Two dispatch centers are marked with red pentagons and labeled D1 and D2. The map also shows major highways (I-75, I-85, I-20, I-400, I-285, I-19, I-78, I-124, I-278, I-212, I-201, I-202, I-203, I-204, I-205, I-206, I-207, I-208, I-209, I-210, I-211, I-212, I-213, I-214, I-215, I-216, I-217, I-218, I-219, I-220, I-221, I-222, I-223, I-224, I-225, I-226, I-227, I-228, I-229, I-230, I-231, I-232, I-233, I-234, I-235, I-236, I-237, I-238, I-239, I-240, I-241, I-242, I-243, I-244, I-245, I-246, I-247, I-248, I-249, I-250, I-251, I-252, I-253, I-254, I-255, I-256, I-257, I-258, I-259, I-260, I-261, I-262, I-263, I-264, I-265, I-266, I-267, I-268, I-269, I-270, I-271, I-272, I-273, I-274, I-275, I-276, I-277, I-278, I-279, I-280, I-281, I-282, I-283, I-284, I-285, I-286, I-287, I-288, I-289, I-290, I-291, I-292, I-293, I-294, I-295, I-296, I-297, I-298, I-299, I-300, I-301, I-302, I-303, I-304, I-305, I-306, I-307, I-308, I-309, I-310, I-311, I-312, I-313, I-314, I-315, I-316, I-317, I-318, I-319, I-320, I-321, I-322, I-323, I-324, I-325, I-326, I-327, I-328, I-329, I-330, I-331, I-332, I-333, I-334, I-335, I-336, I-337, I-338, I-339, I-340, I-341, I-342, I-343, I-344, I-345, I-346, I-347, I-348, I-349, I-350, I-351, I-352, I-353, I-354, I-355, I-356, I-357, I-358, I-359, I-360, I-361, I-362, I-363, I-364, I-365, I-366, I-367, I-368, I-369, I-370, I-371, I-372, I-373, I-374, I-375, I-376, I-377, I-378, I-379, I-380, I-381, I-382, I-383, I-384, I-385, I-386, I-387, I-388, I-389, I-390, I-391, I-392, I-393, I-394, I-395, I-396, I-397, I-398, I-399, I-400, I-401, I-402, I-403, I-404, I-405, I-406, I-407, I-408, I-409, I-410, I-411, I-412, I-413, I-414, I-415, I-416, I-417, I-418, I-419, I-420, I-421, I-422, I-423, I-424, I-425, I-426, I-427, I-428, I-429, I-430, I-431, I-432, I-433, I-434, I-435, I-436, I-437, I-438, I-439, I-440, I-441, I-442, I-443, I-444, I-445, I-446, I-447, I-448, I-449, I-450, I-451, I-452, I-453, I-454, I-455, I-456, I-457, I-458, I-459, I-460, I-461, I-462, I-463, I-464, I-465, I-466, I-467, I-468, I-469, I-470, I-471, I-472, I-473, I-474, I-475, I-476, I-477, I-478, I-479, I-480, I-481, I-482, I-483, I-484, I-485, I-486, I-487, I-488, I-489, I-490, I-491, I-492, I-493, I-494, I-495, I-496, I-497, I-498, I-499, I-500, I-501, I-502, I-503, I-504, I-505, I-506, I-507, I-508, I-509, I-510, I-511, I-512, I-513, I-514, I-515, I-516, I-517, I-518, I-519, I-520, I-521, I-522, I-523, I-524, I-525, I-526, I-527, I-528, I-529, I-530, I-531, I-532, I-533, I-534, I-535, I-536, I-537, I-538, I-539, I-540, I-541, I-542, I-543, I-544, I-545, I-546, I-547, I-548, I-549, I-550, I-551, I-552, I-553, I-554, I-555, I-556, I-557, I-558, I-559, I-560, I-561, I-562, I-563, I-564, I-565, I-566, I-567, I-568, I-569, I-570, I-571, I-572, I-573, I-574, I-575, I-576, I-577, I-578, I-579, I-580, I-581, I-582, I-583, I-584, I-585, I-586, I-587, I-588, I-589, I-590, I-591, I-592, I-593, I-594, I-595, I-596, I-597, I-598, I-599, I-600, I-601, I-602, I-603, I-604, I-605, I-606, I-607, I-608, I-609, I-610, I-611, I-612, I-613, I-614, I-615, I-616, I-617, I-618, I-619, I-620, I-621, I-622, I-623, I-624, I-625, I-626, I-627, I-628, I-629, I-630, I-631, I-632, I-633, I-634, I-635, I-636, I-637, I-638, I-639, I-640, I-641, I-642, I-643, I-644, I-645, I-646, I-647, I-648, I-649, I-650, I-651, I-652, I-653, I-654, I-655, I-656, I-657, I-658, I-659, I-660, I-661, I-662, I-663, I-664, I-665, I-666, I-667, I-668, I-669, I-670, I-671, I-672, I-673, I-674, I-675, I-676, I-677, I-678, I-679, I-680, I-681, I-682, I-683, I-684, I-685, I-686, I-687, I-688, I-689, I-690, I-691, I-692, I-693, I-694, I-695, I-696, I-697, I-698, I-699, I-700, I-701, I-702, I-703, I-704, I-705, I-706, I-707, I-708, I-709, I-710, I-711, I-712, I-713, I-714, I-715, I-716, I-717, I-718, I-719, I-720, I-721, I-722, I-723, I-724, I-725, I-726, I-727, I-728, I-729, I-730, I-731, I-732, I-733, I-734, I-735, I-736, I-737, I-738, I-739, I-740, I-741, I-742, I-743, I-744, I-745, I-746, I-747, I-748, I-749, I-750, I-751, I-752, I-753, I-754, I-755, I-756, I-757, I-758, I-759, I-760, I-761, I-762, I-763, I-764, I-765, I-766, I-767, I-768, I-769, I-770, I-771, I-772, I-773, I-774, I-775, I-776, I-777, I-778, I-779, I-780, I-781, I-782, I-783, I-784, I-785, I-786, I-787, I-788, I-789, I-790, I-791, I-792, I-793, I-794, I-795, I-796, I-797, I-798, I-799, I-800, I-801, I-802, I-803, I-804, I-805, I-806, I-807, I-808, I-809, I-810, I-811, I-812, I-813, I-814, I-815, I-816, I-817, I-818, I-819, I-820, I-821, I-822, I-823, I-824, I-825, I-826, I-827, I-828, I-829, I-830, I-831, I-832, I-833, I-834, I-835, I-836, I-837, I-838, I-839, I-840, I-841, I-8

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