

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Board of Commissioners - Zoning Meeting Agenda

**TUESDAY, SEPTEMBER 30, 2025,
at 5:30 p.m.**

178 Sam's Street, Decatur, GA 30030 (Multipurpose Room A1201)

Board of Commissioners

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1

Commissioner Chakira Johnson, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

Call To Order

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Roll Call

Deferred Cases

- D1** [2024-1442](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 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 single-family, detached residences, at 7788 Pleasant Hill Road; 1716 Pleasant Hill Trail; 7900 Pleasant Hill Road; 7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road; 7890 Pleasant Hill Road.

Attachments: [CZ-25-1247294 Sept. BOC 2025 Staff Report multiple parcels, Pleasant Hill Road](#)
[CZ-25-1247294 Sept. PC 2025 Staff Report multiple parcels, Pleasant Hill Road](#)
[CZ-25-1247294 May 2025 Staff Report 7788 \(and others\) Pleasant Hill Road](#)
[CZ-25-1247294 Jan. 2025 Staff Report 7778 and others Pleasant Hill Rd](#)

(1/7/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/6/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/22/25 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/9/25 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

- D2** [2025-0283](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 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 to allow for the development of 149 single-family homes, at 1619 Pleasant Hill Trail and 7850 Pleasant Hill Road.

Attachments: [Z-25-1247358 Sept. 2025 BOC Staff Report 1619 Pleasant Hill Trl & 7850 Pleasant Hill Rd](#)
[Z-25-1247358 Sept. PC 2025 Staff Report 1619 Pleasant Hill Trl & 7850 Pleasant Hill Rd](#)
[Z-25-1247358 May 2025 Staff Report 1619 Pleasant Hill Trl & 7850 Pleasant Hill Rd](#)

(5/6/25 Planning Commission: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(5/22/25 Board of Commissioners - Zoning Meeting: deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(9/9/25 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

- D3** [2025-0628](#) COMMISSION DISTRICT(S): 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, at 3265 Northeast Expressway.

Attachments: [Z-25-1247529 Sept. 2025 BOC Staff Report 3265 Northeast Expressway](#)
[Z-25-1247529 \(2025-0628\) PC Recommended Conditions Sept. 2025](#)
[Z-25-1247529 Sept. PC 2025 Staff Report 3265 Northeast Expressway](#)
[Z-25-1247529 \(2025-0628\) July BOC Recommended Conditions 07.09.2025](#)
[Z-25-1247529 July BOC 2025 Staff Report 3265 Northeast Expressway](#)
[Z-25-1247529 \(2025-0628\) July PC Recommended Conditions](#)
[Z-25-1247529 July PC 2025 Staff Report 3265 Northeast Expressway](#)

(7/8/25 Planning Commission: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

(7/24/25 Board of Commissioners - Zoning Meeting: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

(9/9/25 Planning Commission: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

New Cases

- N1** [2025-0960](#) COMMISSION DISTRICT(S): 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, at 700 Jordan Lane.

Attachments: [Z-25-1247566 Sept. 2025 Staff Report 700 Jordan Lane](#)

(9/9/25 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N2 [2025-0961](#) COMMISSION DISTRICT(S): 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, at 3507
Chamblee-Tucker Road.

Attachments: [Z-25-1247624 Sept. BOC 2025 Staff Report 3507 Old
Chamblee-Tucker Road](#)
[Z-25-1247624 Sept. PC 2025 Staff Report 3507 Old
Chamblee-Tucker Road](#)

(9/9/25 Planning Commission: [Full cycle deferral to the Board of
Commissioners - Zoning Meeting](#))

- N3 [2025-0962](#) COMMISSION DISTRICT(S): 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, at 1849 Lawrenceville Highway.

Attachments: [CZ-25-1247634 Sept. 2025 Staff Report 1849 Lawrenceville Hwy](#)

(9/9/25 Planning Commission: [denial per staff recommendation to the Board
of Commissioners - Zoning Meeting](#))

- N4 [2025-0963](#) COMMISSION DISTRICT(S): 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, at 1849 Lawrenceville Highway.

Attachments: [SLUP-25-1247632 Sept. 2025 Staff Report 1849 Lawrenceville Hwy](#)

(9/9/25 Planning Commission: [denial per staff recommendation to the Board
of Commissioners - Zoning Meeting](#))

- N5 [2025-0964](#) COMMISSION DISTRICT(S): 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, 3048 Lumby Drive.

Attachments: [Z-25-1247633 Sept. 2025 Staff Report 3048 Lumby Dr.](#)

(9/9/25 Planning Commission: [Approval to the Board of Commissioners -
Zoning Meeting](#))

- N6 [2025-0965](#) COMMISSION DISTRICT(S): 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, at 1766 Big Valley Lane.

Attachments: [SLUP-25-1247606 \(2025-0965\) Recommended Conditions](#)
[SLUP-25-1247606 Sept. 2025 Staff Report 1766 Big Valley Lane](#)
[\(9/9/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N7 [2025-0966](#) COMMISSION DISTRICT(S): 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, at 1747 Flintwood Drive.

Attachments: [SLUP-25-1247611 \(2025-0966\) Recommended Conditions](#)
[SLUP-25-1247611 Sept. 2025 Staff Report 1747 Flintwood Dr.](#)
[\(9/9/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N8 [2025-0967](#) COMMISSION DISTRICT(S): 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, at 4077 Flat Shoals Parkway.

Attachments: [SLUP-25-1247631 \(2025-0967\) Recommended Conditions](#)
[SLUP-25-1247631 Sept. 2025 Staff Report 4077 Flat Shoals Pkwy](#)
[\(9/9/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N9 [2025-0968](#) COMMISSION DISTRICT(S): 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, at 2339 Brannen Road (Rear).

Attachments: [SLUP-25-1247608 \(2025-0968\) Recommended Conditions](#)
[SLUP-25-1247608 Sept. 2025 Staff Report 2339 Brannen Road \(Rear\)](#)
[\(9/9/25 Planning Commission: approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting\)](#)

- N10** [2025-0969](#) COMMISSION DISTRICT(S): 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, at 538 Burlington Road.

Attachments: [SLUP-25-1247629 \(2025-0969\) Recommended Conditions](#)
[SLUP-25-1247629 Sept. 2025 Staff Report 538 Burlington Road](#)
[\(9/9/25 Planning Commission: approved with conditions per staff](#)
[recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N11** [2025-0970](#) COMMISSION DISTRICT(S): 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, 4280 & 4358
Loveless Place; and, 2281 Pineview Trail.

Attachments: [SLUP-25-1247635 Sept. 2025 Staff Report 4280 & 4358 Loveless](#)
[Pl; 2281 Pineview Trl](#)
[\(9/9/25 Planning Commission: denial per staff recommendation to the Board](#)
[of Commissioners - Zoning Meeting\)](#)

- N12** [2025-0972](#) COMMISSION DISTRICT(S): All Districts
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.

Attachments: [TA-25-1247647 \(2025-0972\) Sept. BOC 2025 Staff Report Data](#)
[Centers](#)
[Data Centers Text Amendment Ordinance_draft TA-25-1247647](#)
[TA-25-1247647 \(2025-0972\) Sept. PC 2025 Staff Report Data](#)
[Centers](#)
[\(9/9/25 Planning Commission: Full cycle deferral to the Board of](#)
[Commissioners - Zoning Meeting\)](#)

- N13** [2025-1082](#) COMMISSION DISTRICT(S): Commission District 04 Super Districts 06 and 07
Application of the Director of Planning & Sustainability for a text amendment to 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.

Attachments: [SMT Master Plan Resolution TA-25-1247701 - Sept. BOC 2025](#)
[\(9/9/25 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

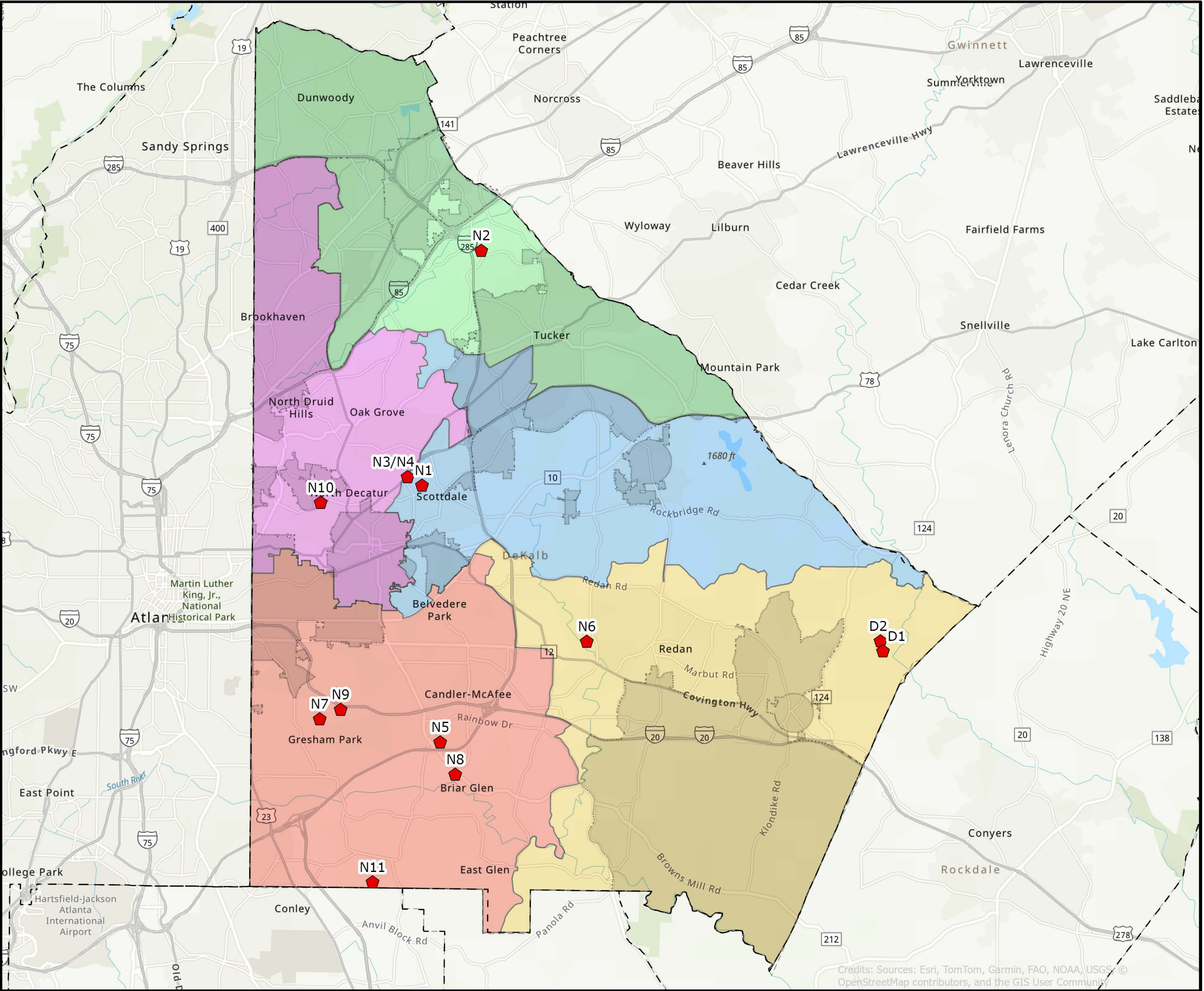
DeKalb County Planning Commission September 2025 Cases

◆ Application Location

Commission District No.

- 1
- 2
- 3
- 4
- 5

--- Municipal Boundaries



Map Prepared by:
Long Range Planning
DeKalb County Planning and
Sustainability Department



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