

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

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Board of Commissioners Zoning Hearing 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 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 Trail; 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 Commission District 04 Super District 06
18 063 09 074
700 Jordan Lane, Decatur, GA 30033

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 tele-communications 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.

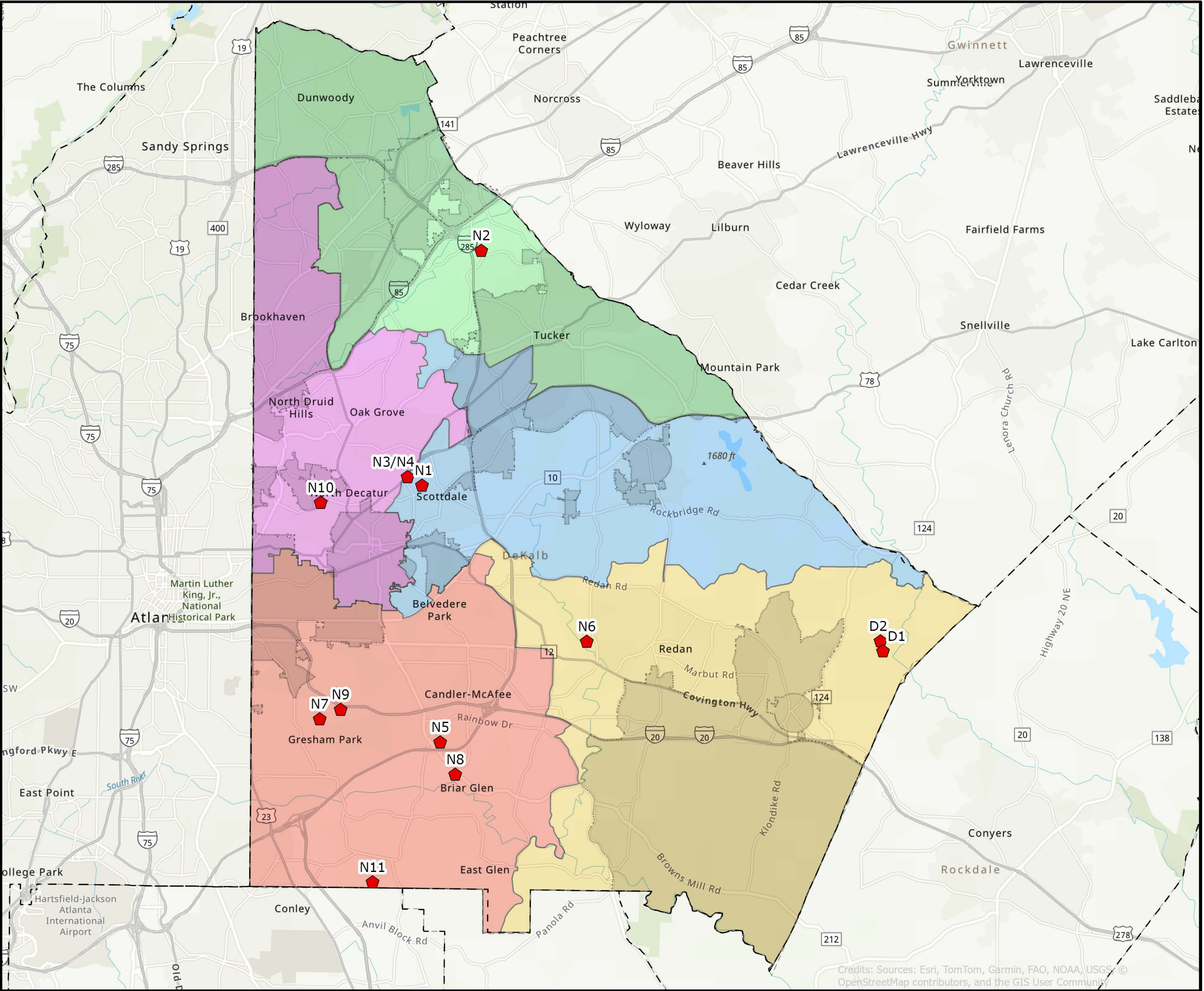
DeKalb County Planning Commission September 2025 Cases

◆ Application Location

Commission District No.

- 1
- 2
- 3
- 4
- 5

--- Municipal Boundaries



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



Credits: Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community