

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/87468073122> 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>

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 Road; 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. 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](#))

- 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 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](#))

- 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 \(2025-0628\) Recommended Conditions Sept. 2025](#)
[Z-25-1247529 Sept. 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](#))

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.
- 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. 2025 Staff Report 3507 Old Chamblee-Tucker Road](#)

- 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](#)
- 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](#)
- 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.](#)
- 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](#)
- 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.](#)

- 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](#)

- 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 \(Rear\)](#)

- 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](#)

- 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](#)

- 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. 2025 Staff Report Data Centers Data Centers Text Amendment Ordinance draft TA-25-1247647](#)

- 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: [TA-25-1247701 Sept. 2025 Staff Report Stone Mountain Trail Master Plan](#)
[SMT Master Plan Ordinance draft TA-25-1247701 - Sept. 2025](#)
[TA-25-1247701 Stone Mountain Trail Master Plan - Power Point](#)

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