

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Tuesday, October 21, 2025
5:30 PM, via ZOOM

Community Council District 4

Andrea Hart-Vann, Chairperson
Victoria Web, Vice-Chair

Member Wesley Brooks
Member Loretta Edmond
Member James Gelin
Member Freda Hammonds
Member Wendell Love
Member Rich Pasenow
Member Tyra Paytes
Member Terry Reid
Member Evora Ritchie
Member Richard Rose
Member Gwen Weddington

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Community Council District 4 Agenda - Tuesday, October 21, 2025 @ 5:30 p.m.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85979297408>

or Telephone Dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

Planning Commission Hearing Date: Thursday, November 6, 2025 @ 6:00 P.M. (Zoom)

Board of Commissioners Hearing Date: Thursday, November 20, 2025 @ 5:30 P.M.

(In-Person – 178 Sams Street, Decatur, GA 30030)

AGENDA

I. STAFF ANNOUNCEMENTS

DEFERRED CASE:

D1-2025-0972 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.

NEW CASES:

N1-2025-1221 Z-25-1247710

Commission District 04 Super District 06

18 046 04 176

447 Warren Avenue, Scottdale, GA 30079

Application of Marvin Gavins, II to rezone property from R-75 (Residential Medium Lot-75) zoning district and Tier 2 of the Scottdale Overlay district to RSM (Small Lot Residential Mix) zoning district and Tier 1 of the Scottdale Overlay District to allow for the development of a duplex.

N3-2025-1223 SLUP-25-1247732

Commission District 04 Super District 06

15 231 05 002; 15 231 05 003

4144 Memorial Drive; 3416 Covington Highway, Decatur, GA 30032

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district.

N4-2025-1224 SLUP-25-1247733

Commission District 04 Super District 06

15 231 05 002; 15 231 05 003

4144 Memorial Drive; 3416 Covington Highway, Decatur, GA 30032

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

N5-2025-1225 SLUP-25-1247735
18 012 04 001
4717 Memorial Drive, Decatur, GA 30032

Commission District 04 Super District 06

Application of Memorial Market, LLC c/o Kathryn M. Zickert for a Special Land Use Permit (SLUP) to allow fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district.

N6-2025-1226 SLUP-25-1247739
18 012 04 001
4717 Memorial Drive, Decatur, GA 30032

Commission District 04 Super District 06

Application of Memorial Market, LLC c/o Kathryn M. Zickert for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

N7-2025-1304 TA-25-1247742

County-wide

Application of the Director of Planning and Sustainability to adopt the 2026-27 Community Council Calendar. This text amendment is County-wide.

DeKalb County Planning & Sustainability Department
 178 Sams Street, Ste. A-3600, Decatur, GA 30030
www.dekalbcountyga.gov/planning Office: 404-371-2155



Juliana A. Njoku, Director

**Planning Commission
 Public Hearings
 6:00 p.m., via Zoom**

**Board of Commissioners
 Zoning Public Hearings
 5:30 p.m. (In-Person)
 Government Services Center
 178 Sams Street, Decatur, GA 30030**

**DRAFT 2026 COMMUNITY COUNCIL SCHEDULE
 (via Zoom)**

District 1 via Zoom 5:30 p.m.	District 2 via Zoom 6:30 p.m.	District 3 via Zoom 6:00 p.m.	District 4 via Zoom 5:30 p.m.	District 5 via Zoom 6:30 p.m.	New Items (TBD)	Backup Meeting (As Needed) (TBD)	New Items (TBD)	Backup Meeting (As Needed) (TBD)
2/18/2026	2/10/2026	2/11/2026	2/17/2026	2/09/2026	3/03/2026 *** Land Use	3/05/2026	3/26/2026 *** Land Use	3/31/2026
4/15/2025	4/14/2026	4/08/2026	4/21/2026	4/13/2026	5/05/2026	5/07/2026	5/28/2026	6/02/2026
6/17/2026	6/09/2026	6/10/2026	6/16/2026	6/08/2026	7/07/2026	7/09/2026	7/23/2026	7/28/2026
8/19/2026	8/11/2026	8/12/2026	8/18/2026	8/10/2026	9/01/2026 *** Land Use	9/03/2026	9/24/2026 *** Land Use	09/29/2026
10/21/2026	10/13/2026	10/14/2026	10/20/2026	10/12/2026	11/05/2026	N/A	11/19/2026	N/A
12/16/2026	12/08/2026	12/09/2026	12/15/2026	12/14/2026	1/05/2027 or 1/07/27	1/07/2027 or 1/12/27	1/28/2027	2/02/2027

***New Future Land Use Map Amendment applications shall only be heard in March and September.

Slots on the agenda are filled with cases in the order that they are filed, not to exceed 20 maximum cases, per adopted 2024 Zoning Calendar Resolution. SLUP applications with companion rezoning applications shall be heard together (consecutively) on the BOC Agenda. Deferred cases, companion Land Use Amendments and street name change applications **are not subject to the 20-case maximum. If the agenda exceeds 10 cases** (excluding deferrals), Planning Commission or the Board of Commissioners may schedule additional cases on "as-needed" dates.

Please find all meeting agendas, including a link to the join the meeting on our website: [Public Hearings Agendas & Minutes | DeKalb County GA](#)