

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Planning Commission Meeting Date – Thursday, November 6, 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 – Thursday, November 20, 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:

D1-2025-0972 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.

**D2-2025-0628 Z-25-1247529
18 267 01 003**

Commission District 01 Super District 07

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.

**D3-2025-0960 Z-25-1247566 (BOC Only)
18 063 09 074**

Commission District 04 Super District 06

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.

**D4-2025-0970 SLUP-25-1247635 (BOC Only)
15 011 01 045; 15 011 01 062; 15 011 01 263**

Commission District 03 Super District 06

4280 & 4358 Loveless Place; 2281 Pineview Trail, Ellenwood, GA 30294

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.

NEW CASES:

N1-2025-1221 Z-25-1247710
18 046 04 176
447 Warren Avenue, Scottdale, GA 30079

Commission District 04 Super District 06

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.

N2-2025-1222 SLUP-25-1247734
18 100 02 005
2050 Lawrenceville Highway, Decatur, GA 30033

Commission District 02 Super District 06

Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr. for a Special Land Use Permit (SLUP) to allow a drive-through for a grocery store pharmacy in the MU-4 (Mixed-Use High Density) zoning district.

N3-2025-1223 SLUP-25-1247732
15 231 05 002; 15 231 05 003
4144 Memorial Drive; 3416 Covington Highway, Decatur, GA 30032

Commission District 04 Super District 06

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
15 231 05 002; 15 231 05 003
4144 Memorial Drive; 3416 Covington Highway, Decatur, GA 30032

Commission District 04 Super District 06

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 Zoning/Community Council Calendar and Resolution. This text amendment is County-wide.