

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

THURSDAY, NOVEMBER 6, 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 Thursday, November 6, 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 be proceeded 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 **Thursday, November 20, 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>

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.

Email the DeKalb County Planning Commission at plansustain@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), O-I (Office Institutional), and O-D (Office Development) 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 LMPSP 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:

N1-2025-1221 Z-25-1247710
18 046 04 176

Commission District 04 Super District 06

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.

N2-2025-1222 SLUP-25-1247734
18 100 02 005

Commission District 02 Super District 06

2050 Lawrenceville Highway, Decatur, GA 30033

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

Commission District 04 Super District 06

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 Commission District 04 Super District 06
18 012 04 001
4717 Memorial Drive, Decatur, GA 30032

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 Commission District 04 Super District 06
18 012 04 001
4717 Memorial Drive, Decatur, GA 30032

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.