

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Planning Commission Meeting Date – Tuesday, January 6, 2026, 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, January 22, 2026, 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:

D1-2024-1442 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.

NEW CASES:

N1-2025-1620 Z-26-1247832 Commission District 04 Super District 06
18 067 02 032
3792 Memorial College Drive, Clarkston, GA 30021

Application of EcoSlay, LLC c/o Battle Law, P.C. to rezone property from MR-1 (Medium Density Residential-1) zoning district to C-1 (Local Commercial) zoning district for a general business office and commercial greenhouse.

N2-2025-1621 Z-26-1247833
16 228 01 007
8277 Norris Lake Way, Snellville, GA 30039

Commission District 05 Super District 07

Application of D.R. Horton c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up 214 single-family detached dwellings, which will be Phases 3 and 4 of the adjacent Champions Runs Subdivision.

N3-2025-1622 Z-26-1247784
15 066 01 001
5488 Flat Shoals Parkway, Decatur, GA 30034

Commission District 03 Super District 07

Application of Leopold Ewing to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow a restaurant with no drive through.

N4-2025-1623 SLUP-26-1247822
18 294 04 009
3396 Chamblee-Tucker Road, Chamblee, GA 30341

Commission District 01 Super District 07

Application of Integrity Engineering & Development Services c/o Wynn Hodge for a Special Land Use Permit (SLUP) to allow a drive-through for a restaurant in the C-1 (Local Commercial) zoning district.

N5-2025-1624 SLUP-26-1247825
15 009 05 032
2931 Ward Lake Way, Ellenwood, GA 30294

Commission District 03 Super District 06

Application of Walter Artis and Felicia Williams for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the RSM (Small Lot Residential Mix) zoning district and the Soapstone Historic District.

N6-2025-1625 SLUP-26-1247829
15 157 06 019
3915 Emerald North Drive, Decatur, GA 30035

Commission District 03 Super District 07

Application of Erica Day for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-75 (Residential Medium Lot-75) zoning district.

N7-2025-1626 Z-26-1247827
15 029 01 171
4493 Flakes Mill Road (4400 River Road), Ellenwood, GA 30294

Commission District 03 Super District 07

Application of Shamia Glover to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to allow a child daycare center for more than six children.

N8-2025-1627 SLUP-26-1247841
15 029 01 171
4493 Flakes Mill Road (4400 River Road), Ellenwood, GA 30294

Commission District 03 Super District 07

Application of Shamia Glover for a Special Land Use Permit (SLUP) to allow a child day care center for more than six children in the RSM (Residential Small Mix) zoning district.