

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Board of Commissioners - Zoning Meeting Agenda

**THURSDAY, NOVEMBER 20, 2025
at 5:30 p.m.**

178 Sam's Street, Decatur, GA 30030 (Multipurpose Room A1201)

Board of Commissioners

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1

Commissioner Chakira Johnson, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

Call To Order

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Roll Call

Deferred Cases

- D1** [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), O-I (Office-Institutional), and O-D (Office-Distribution) zoning districts. This text amendment is County-wide.

Attachments: [2025-0972 Data Centers Nov. 2025 BOC Staff Report](#)
[TA-25-1247647](#)
[DRAFT 3 - Data Centers Text Amendment Ordinance Nov. BOC](#)
[TA-25-1247647](#)
[TA-25-1247647 \(2025-0972\) Sept. BOC 2025 Staff Report Data](#)
[Centers](#)
[Data Centers Text Amendment Ordinance_draft](#)
[TA-25-1247647_Sept. 2025](#)
[TA-25-1247647 \(2025-0972\) Sept. PC 2025 Staff Report Data](#)
[Centers](#)

(9/9/25 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(9/30/25 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(11/6/25 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D2** [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 \(2025-0628\) Nov. 2025 Recommended Conditions](#)
[Z-25-1247529 Nov. 2025 Staff Report 3265 Northeast Expressway](#)
[Z-25-1247529 Sept. 2025 BOC Staff Report 3265 Northeast Expressway](#)
[Z-25-1247529 \(2025-0628\) PC Recommended Conditions Sept. 2025](#)
[Z-25-1247529 Sept. PC 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)

(9/9/25 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(9/30/25 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(11/6/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- D3** [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.

Attachments: [Z-25-1247566 \(2025-0960\) Recommended conditions Nov 2025](#)
[BOC - 700 Jordan Lane](#)
[Z-25-1247566 Nov. 2025 BOC Staff Report 700 Jordan Lane](#)
[Z-25-1247566 Sept. 2025 Staff Report 700 Jordan Lane](#)

(9/9/25 Planning Commission: [approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(9/30/25 Board of Commissioners - Zoning Meeting: [deferred to the Board of Commissioners - Zoning Meeting](#))

- D4** [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 Nov. 2025 BOC Staff Report 4280 & 4358](#)
[Loveless Pl; 2281 Pineview Trl](#)
[Substitute 2025-0970 Sept. 30 BOC Staff Report SLUP-25-1247635](#)
[SLUP-25-1247635 Sept. PC 2025 Staff Report 4280 & 4358](#)
[Loveless Pl; 2281 Pineview Trl](#)

(9/9/25 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(9/30/25 Board of Commissioners - Zoning Meeting: [deferred substitute to the Board of Commissioners - Zoning Meeting](#))

New Cases

- N1 [2025-1221](#) COMMISSION DISTRICT(S): 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, at 447
Warren Avenue.

Attachments: [Z-25-1247710 \(2025-1221\) Nov. 2025 BOC Recommended
Conditions](#)

[Z-25-1247710 Nov. 2025 BOC Staff Report 447 Warren Avenue](#)

[Z-25-1247710 Nov. 2025 PC Staff Report 447 Warren Avenue](#)

(11/6/25 Planning Commission: [approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting](#))

- N2 [2025-1222](#) COMMISSION DISTRICT(S): 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, at 2050
Lawrenceville Highway.

Attachments: [SLUP-25-1247734 Nov. 2025 BOC Staff Report 2050 Lawrenceville
Hwy](#)

[SLUP-25-1247734 Nov. 2025 PC Staff Report 2050 Lawrenceville](#)

[Hwy](#)

(11/6/25 Planning Commission: [approval per staff recommendation to the
Board of Commissioners - Zoning Meeting](#))

- N3 [2025-1223](#) COMMISSION DISTRICT(S): 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, at 4144 Memorial Drive and 3416 Covington Highway.

Attachments: [SLUP-25-1247732 \(2025-1223\) Recommended Conditions](#)

[SLUP-25-1247732 Nov. 2025 Staff Report 4144 Memorial Drive](#)

(11/6/25 Planning Commission: [approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting](#))

- N4 [2025-1224](#) COMMISSION DISTRICT(S): 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, at 4144 Memorial Drive and 341 Covington Highway.

Attachments: [SLUP-25-1247734 \(2025-1224\) Recommended Conditions](#)
[SLUP-25-1247733 Nov. 2025 Staff Report 4144 Memorial Drive](#)

(11/6/25 Planning Commission: [approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting](#))

- N5 [2025-1225](#) COMMISSION DISTRICT(S): 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, at 4717 Memorial Drive.

Attachments: [SLUP-25-1247735 Nov. 2025 BOC Staff Report 4144 Memorial Dr.
- fuel pumps](#)
[SLUP-25-1247735 Nov. 2025 PC Staff Report 4144 Memorial Dr.](#)

(11/6/25 Planning Commission: [withdrawal per the applicant's request to the
Board of Commissioners - Zoning Meeting](#))

- N6 [2025-1226](#) COMMISSION DISTRICT(S): 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, at 4717 Memorial Drive.

Attachments: [SLUP-25-1247739 Nov. 2025 BOC Staff Report 4717 Memorial Dr.
- beer-wine sales](#)
[SLUP-25-1247739 Nov. 2025 PC Staff Report 4717 Memorial Dr.](#)

(11/6/25 Planning Commission: [withdrawal per the applicant's request to the
Board of Commissioners - Zoning Meeting](#))

- N7 [2025-1304](#) COMMISSION DISTRICT(S): All Districts
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.

Attachments: [2026-27 Zoning Calendar & Resolution Nov. 2025 BOC](#)

(11/6/25 Planning Commission: [approval per staff recommendation to the
Board of Commissioners - Zoning Meeting](#))