

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

TUESDAY, MARCH 3, 2026
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 CooperSuper District 6
Member Edward Patton..... Super District 7

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, March 3, 2026, 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 proceed 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. **You are required to raise your hand and be acknowledged by the Chair, in order to speak.** 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, March 26, 2026 @ 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>

New Cases

N1 [2026-0138](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Sunlight Leaf, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to allow a cottage home development, at 1437 and 1453 South Indian Creek Drive.

Attachments: [Z-26-1247920 03.2026 Staff Report 1437&1453 S. Indian Creek Dr.](#)

N2 [2026-0139](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of Urbanvue Apartments c/o Battle Law, P.C. to rezone property from O-I (Office-Institutional) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a townhome community, at 3003 Chamblee-Tucker Road; 2936 Mercer University Drive.

Attachments: [Z-26-1247923 03.2026 Staff Report ChamTuckerRd; MercerUnivDrive](#)

N3 [2026-0140](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Scope Builders, LLC c/o Battle Law, P.C. to rezone property from NS (Neighborhood Shopping) to C-1 (Local Commercial) to allow a convenience store (with fuel pumps), a drive-through facility for a pharmacy, and retail, at 3820 and 3828 North Decatur Road.

Attachments: [Z-26-1247929 03.2026 Staff Report 3820 & 3828 N Decatur Rd](#)

N4 [2026-0141](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Scope Builders, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps in an activity center (Town Center) character area in the C-1 (Local Commercial) zoning district, at 3820 and 3828 North Decatur Road.

Attachments: [SLUP-26-1247927 03.2026 Staff Report 3820 & 3828 N Decatur Rd](#)

N5 [2026-0142](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Scope Builders, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a drive-through facility for a pharmacy (in conjunction with a convenience store and retail) in an activity center (Town Center) character area in the C-1 (Local Commercial) zoning district, at 3820 and 3828 North Decatur Road.

Attachments: [SLUP-26-1247928 03.2026 Staff Report 3820 & 3828 N Decatur Rd](#)

- N6** [2026-0143](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a multi-family development consisting of up to 39 dwelling units, at 2674, 2682 and 2690 Gresham Road.
- Attachments:** [Z-26-1247933 03.2026 Staff Report 2674.2682.2690 Gresham Road](#)
- N7** [2026-0144](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Aishah Bajunaid and Nadia Nabavi to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to allow a senior housing development, at 2111 Poplar Falls Road.
- Attachments:** [Z-26-1247935 03.2026 Staff Report 2111 Poplar Falls Rd](#)
- N8** [2026-0145](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Aishah Bajunaid and Nadia Nabavi for a Special Land Use Permit (SLUP) to allow a senior housing development in the RSM (Small Lot Residential Mix) zoning district, at 2111 Poplar Falls Road.
- Attachments:** [SLUP-26-1247934 03.2026 Staff Report 2111 Poplar Falls Rd](#)
- N9** [2026-0146](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of SAWA Partners, LLC c/o Teweldemedhin Gebremeskel for a Special Land Use Permit (SLUP) to allow a recycling plant (recycling concrete business) in the M (Industrial) zoning district, at 1313 and 1303 Lithonia-Industrial Boulevard.
- Attachments:** [SLUP-26-1247921 03.2026 Staff Report Lithonia-Industrial Blvd](#)
- N10** [2026-0147](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Gregory Scott to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to the development of a triplex, at 6136 Shadow Rock Lane.
- Attachments:** [Z-26-1247922 03.2026 Staff Report 6136 Shadow Rock Ln](#)
- N11** [2026-0148](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Greater Stanton Grove MBC c/o Yvonne Reeves for a Special Land Use Permit (SLUP) to allow a place of worship in the R-100 (Residential Medium Lot-100) zoning district, at 4031 Rainbow Drive.
- Attachments:** [SLUP-26-1247926 03.2026 Staff Report 4031 Rainbow Dr.](#)

- N12** [2026-0149](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of WIN Transitional Home c/o Cartesha Cox and Tameria
Weaver for a Special Land Use Permit renewal to allow a Childcare
Institution (CCI) in the R-75 (Residential Medium Lot-75) zoning district for
up to six clients, at 1890 Wee Kirk Road.

Attachments: [SLUP-26-1247930 \(2026-0149\) Recommended Conditions](#)
[SLUP-26-1247930 03.2026 Staff Report 1890 Wee Kirk Rd](#)

- N13** [2026-0150](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to
amend the character area from LIND (Light Industrial) to the SUB
(Suburban) character area to allow a single-family residential development,
at 1680, 1690 and 1700 Henrico Road.

Attachments: [LP-26-1247932 03.2026 Staff Report Henrico Road](#)

- N14** [2026-0151](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to
rezone property from Tier 4a of the Bouldercrest Overlay District within the
Soapstone Historic District with an underlying M (Industrial) zoning district
to Tier 5 of the Bouldercrest Overlay District within the Soapstone Historic
District with an underlying R-100 (Residential Medium Lot-100) zoning
district to allow for a single-family, residential development, at 1680, 1690
and 1700 Henrico Road.

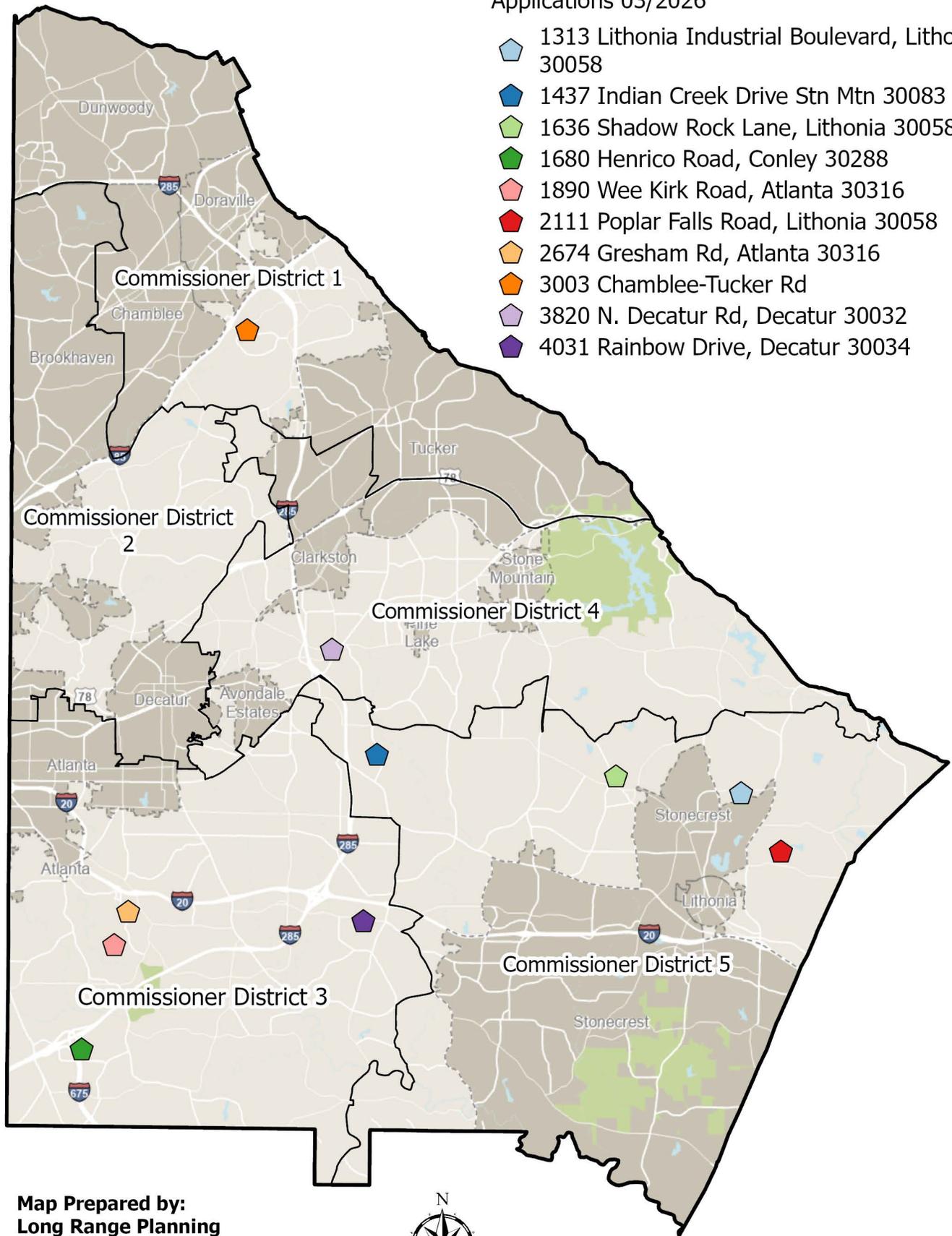
Attachments: [Z-26-1247931 03.2026 Staff Report 1680.1690.1700 Henrico Road](#)

DeKalb County Planning Commission

March 2026 Cases

Applications 03/2026

-  1313 Lithonia Industrial Boulevard, Lithonia 30058
-  1437 Indian Creek Drive Stn Mtn 30083
-  1636 Shadow Rock Lane, Lithonia 30058
-  1680 Henrico Road, Conley 30288
-  1890 Wee Kirk Road, Atlanta 30316
-  2111 Poplar Falls Road, Lithonia 30058
-  2674 Gresham Rd, Atlanta 30316
-  3003 Chamblee-Tucker Rd
-  3820 N. Decatur Rd, Decatur 30032
-  4031 Rainbow Drive, Decatur 30034



Map Prepared by:
Long Range Planning
DeKalb County Planning and
Sustainability Department

