

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, April 22, 2026
(Date change from 04.08.2026)
6:00 PM, via ZOOM

Community Council District 3

Alison Clark, Chairperson
Chris Anglin, Vice-Chair

Member B'Randi Armstrong
Member Elfreda Berry
Member Shaun Billingslea
Member Pat Craig
Member Amy Fields-Taylor
Member Peggy Hobdy
Member Muhammad Jihad
Member K. Wayne Powell
Member Willie Pringle
Member Regenia Roberts

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Community Council District 3 Agenda – Wednesday, April 22, 2026 @ 6:00 PM (Rescheduled from April 8, 2026)

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/83069715909>
or Telephone Dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

Planning Commission Hearing Date: Tuesday, May 5, 2026 @ 6:00 P.M. (Zoom)

BoC Hearing Date: Thursday, May 28, 2026 @ 5:30 P.M. (In-Person – 178 Sams Street)

AGENDA

I. STAFF ANNOUNCEMENTS

NEW CASES:

N1-2026-0443 Z-26-1247988 Commission District 03 Super District 07
15 166 01 010
1942 Columbia Drive, Decatur, GA 30032

Application of Optimal Consulting, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) zoning district to allow residential homes.

N8-2026-0452 Z-26-1248021 Commission District 03 Super District 06
15 137 02 004
2697 Kelly Lake Road, Decatur, GA 30032

Application of Tori Engineering c/o Amber Lee to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow twelve (12) single-family homes.

N12-2026-0534 Z-26-1248010 Commission District 03 Super District 07
15 231 06 003
4017 Memorial Drive, Decatur, GA 30032

Application of Avondale Church of Christ c/o Battle Law, P.C. to rezone property from the R-75 (Residential Medium Lot-75) zoning district to the OI (Office Institutional) zoning district to allow for an existing place of worship.

N13-2026-0630 TA-26-1248067 Commission District 03 Super District 06

Application of the Director of Planning & Sustainability to amend Section 27-3.39 to update the Bouldercrest-Cedar Grove-Moreland Overlay District to allow limited office uses, when subject to a Special Land Use Permit and additional criteria with Tier V of the overlay. This text amendment is County-wide.

N14-2026-0628 TA-26-1248065 County-wide

Application of the Director of Planning & Sustainability for a text amendment to amend Chapter 24 pertaining to an excise tax on Short-Term Rentals and Chapter 27 pertaining to zoning, for the purpose of clarifying provisions. This text amendment is County-wide.

N15-2026-0453

TA-26-1248040

County-wide

Application of the Director of Planning & Sustainability for a text amendment relating to Residential Entertainment in RE (Residential Estate), RLG (Residential Large Lot) and the R-100 (Residential Medium Lot-100) zoning districts for lots 20,000 square feet (0.46 acre) or greater, and for other purposes.

N16-2026-0629

TA-26-1248066

County-wide

Application of the Director of Planning & Sustainability for a text amendment to identify repeated nuisance properties and establish pathways for notice, corrective action, and related administrative fees. This text amendment is County-wide.