

# DeKalb County Government

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



## Agenda

Monday, April 13, 2026  
6:30 PM, via ZOOM

### Community Council District 5

**Malia Evans, Chairperson**  
**Kenesha Calhoun Vice-Chair**

**Member Dennis Allen**  
**Member Elizabeth Andrews**  
**Member Kaitlyn Brewster**  
**Member Peter Butts**  
**Member Barbara Campbell**  
**Member Linda Jones-Williams**  
**Member Charles Peagler**  
**Member Leona Perry**  
**Member Florence M. Shafiq**

## DEPARTMENT OF PLANNING & SUSTAINABILITY

**Chief of Executive Officer**  
Lorraine Cochran-Johnson

**Director**  
Juliana A. Njoku

### Community Council District 5 Agenda - Monday, April 13, 2026 @ 6:30 PM

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85393294400>

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

##### DEFERRED CASES:

**D1-2025-1621 Z-26-1247833 Commission District 05 Super District 07**  
**16 228 01 007**  
**8277 Norris Lake Way, Snellville, GA 30039**

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 to 214 single-family detached dwellings, which will be Phases 3 and 4 of the adjacent Champions Runs Subdivision.

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**D2-2026-0146 SLUP-26-1247921 Commission District 05 Super District 07**  
**16 164 02 007; 16 164 02 005**  
**1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058**

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.

##### NEW CASES:

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**N7-2026-0451 SLUP-26-1248019 Commission District 05 Super District 07**  
**15 222 11 109**  
**1179 Old Coach Road, Stone Mountain, GA 30083**

Application of 3 Ladies & a Heart c/o Charika Mckenzie for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-100 (Residential Medium Lot-100) zoning district.

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**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.

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**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.

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**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.