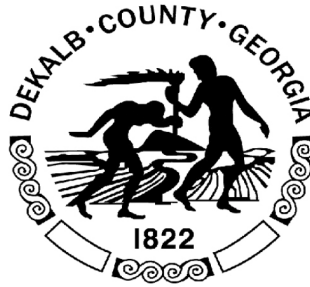


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, March 26, 2026

5:30 PM

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

Board of Commissioners - Zoning Meeting

Commissioner Chakira Johnson, Presiding Officer, District 4

Commissioner Dr. LaDena Bolton, Deputy Presiding Officer, District 7

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Nicole Massiah, District 3

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Call To Order

Roll Call

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.

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 BOC Recommended Conditions](#)
[Z-26-1247920 03.2026 BOC Staff Report 1437 & 1453 S. Indian Creek Dr.](#)
[Z-26-1247920 03.2026 PC Staff Report 1437&1453 S. Indian Creek Dr.](#)

[\(3/3/26 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)

- 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 BOC Staff Report 03.2026 ChamTuckerRd;](#)
[MercerUnivDrive](#)

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

[\(3/3/26 Planning Commission: Full cycle deferral per staff recommendation
to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(3/3/26 Planning Commission: Denial per staff recommendation to the Board
of Commissioners - Zoning Meeting\)](#)

- 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](#)

[\(3/3/26 Planning Commission: Denial per staff recommendation to the Board
of Commissioners - Zoning Meeting\)](#)

- 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](#)

(3/3/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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 March 2026 Staff Report Gresham Road](#)

(3/3/26 Planning Commission: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- 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 BOC Staff Report 03.2026 2111 Poplar Falls Rd](#)
[Z-26-1247935 PC Staff Report 03.2026 2111 Poplar Falls Rd](#)

(3/3/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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 BOC Staff Report 03.2026 2111 Poplar Falls Rd](#)
[SLUP-26-1247934 PC Staff Report 03.2026 2111 Poplar Falls Rd](#)

(3/3/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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 March 2026 Staff Report Lithonia-Industrial Blvd](#)

(3/3/26 Planning Commission: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

- 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 BOC Staff Report 6136 Shadow Rock Ln](#)
[Z-26-1247922 03.2026 PC Staff Report 6136 Shadow Rock Ln](#)
- [\(3/3/26 Planning Commission: Withdrawn per the applicant's request to the
Board of Commissioners - Zoning Meeting\)](#)
- 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.](#)
- [\(3/3/26 Planning Commission: Approval per staff recommendation to the
Board of Commissioners - Zoning Meeting\)](#)
- 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 03.2026 BOC Staff Report 1890 Wee Kirk Rd](#)
[SLUP-26-1247930 03.2026 PC Staff Report 1890 Wee Kirk Rd](#)
[SLUP-26-1247930 \(2026-0149\) PC Recommended Conditions](#)
- [\(3/3/26 Planning Commission: Deferred for two full cycles to the Board of
Commissioners - Zoning Meeting\)](#)
- 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 and 1700 Henrico Road.
- Attachments:** [LP-26-1247932 BOC Staff Report 03.2026 1680 & 1700 Henrico
Road](#)
[LP-26-1247932 03.2026 PC Staff Report Henrico Road](#)
- [\(3/3/26 Planning Commission: deferred for three full cycles to the Board of
Commissioners - Zoning Meeting\)](#)

(3/3/26 Planning Commission: Denied --> (Sent To) to the Board of Commissioners - Zoning Meeting)

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](#)

(3/3/26 Planning Commission: Denied --> (Sent To) to the Board of Commissioners - Zoning Meeting)

N15 [2026-0152](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Sandra Queen, on behalf of the National Association of Minority Contractors of Greater Atlanta, Arthur J. Queen Institute and EGM Atlanta, to request a Street Name Change (SN) to change the street designated as “East Side Drive” to “Arthur J. Queen Drive”. The property is located within the C-1 (Local Commercial) zoning district and Tier 3 of the I-20 Overlay District.

Attachments: [SN-26-1247973 - 03.2026 BOC Staff Report East Side Dr.](#)