

**Planning Commission Meeting Date – Thursday, September 12, 2024 6:00 PM**  
(This meeting will be held online, via Zoom.)

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/86330344636>

Or Telephone Dial: USA 888-270-9936 (US Toll Free)

Conference code: 691303

Meeting participant's or caller's phone numbers may be displayed to the public viewing or participating in the online meeting.

**Board of Commissioners Meeting Date – Thursday, September 26, 2024 5:30 PM**  
(This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

**AUDITORIUM OF THE MALOOF CENTER  
1300 COMMERCE DRIVE, SUITE 400  
DECATUR, GA 30030**

Citizens may also email documents for inclusion into the official record by submitting such materials by  
**5:30 pm three (3) business days prior to the public hearing.**

Email the DeKalb County Planning Commission at [plansustain@dekalbcountyga.gov](mailto:plansustain@dekalbcountyga.gov)

Email the DeKalb County Board of Commissioners at [publichearing@dekalbcountyga.gov](mailto:publichearing@dekalbcountyga.gov)

**AGENDA**

**DEFERRED CASES:**

**D1-2023-1467 TA-24-1246762**

**All Districts**

Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.

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**D2-2024-0366 SLUP-24-1246917**

**Commission District 03 Super District 06**

**15 021 01 015 & 15 021 01 016**

**2098 & 2124 Cedar Grove Road, Conley, GA 30288**

Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district.

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**D3-2024-0105 LP-24-1246832**

**Commission District 05 Super District 07**

**15 220 01 026**

**3744 Redan Road, Decatur, GA 30032**

Application of Battle Law, P.C., LLC to amend character area from SUB (Suburban) character area to CRC (Commercial Redevelopment Corridor) character area to allow for rental townhomes in the R-75 (Residential Medium Lot-75) zoning district.

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**D4-2024-0106 Z-24-1246799**  
**15 220 01 026**  
**3744 Redan Road, Decatur, GA 30032**

**Commission District 05 Super District 07**

Application of Battle Law P.C., LLC. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to develop rental townhomes in the R-75 (Residential Medium Lot-75) zoning district.

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**D5-2024-0630 Z-24-1246999**  
**16 189 01 003**  
**1422 Rock Chapel Road Lithonia, GA 30058**

**Commission District 05 Super District 07**

Application of Valrie Kong-Quee to rezone property from R-100 (Residential Medium Lot-100) zoning district to C-1 (Local Commercial) zoning district to allow for an administrative office associated with a landscaping business.

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**D6-2024-0635 TA-24-1247028**

**All Districts**

Application of the Director of Planning & Sustainability for a text amendment relating to campgrounds within residential areas, and for other purposes. The text amendment is county wide.

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**NEW CASES:**

**N1-2024-0880 SLUP-24-1247027**  
**18 070 01 001**  
**832 Hambrick Road, Stone Mountain, GA 30083**

**Commission District 04 Super District 06**

Application of Hahu Lounge for a Special Land Use Permit (SLUP) to allow for a Late-Night Establishment in the C-1 (Local Commercial) zoning district.

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**N2-2024-0891 SLUP-24-1247108**  
**15 224 03 004**  
**4850 Redan Road, Stone Mountain, GA 30088**

**Commission District 04 Super District 07**

Application of Wen Georgia, LLC c/o Dillard Sellers for a Special Land Use Permit (SLUP) for a drive through restaurant in the C-1 (Local Commercial) zoning district, within the Hidden Hills Overlay District, Tier 2.

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**N3-2024-0899 CZ-24-1247114**  
**18 100 02 005, 18 100 04 014, 18 100 02 055, 18 100 02 052, 18 100 02 001**  
**2050 Lawrenceville Highway; 2692 Sweet Briar Road; 3777 N. Druid Hills Road;**  
**3861 N. Druid Hills Road; 2052 Lawrenceville Highway**  
**Decatur, GA 30033**

**Commission District 02 Super District 06**

Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP for a major modification of zoning conditions pursuant to Z-22-1245595 rezoning conditions to add two (2) additional parcels, to revise certain requirements, and to amend the Master Development Plan in an MU-4 (Mixed-Use High-Density Zoning District).

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**N4-2024-0900 Z-24-1247113**  
**18 100 02 052; 18 100 02 001**  
**3861 N. Druid Hills & 2052 Lawrenceville Highway, GA 30033**

**Commission District 02 Super District 06**

Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr., Smith, Gambrell & Russell, LLP to rezone two (2) properties, totaling 1.52 acres from C-1 (Local Commercial) zoning district(s) to MU-4 (Mixed Use High Density) zoning district to allow the parcels to be incorporated into the overall development of Lulah Hills.

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**N5-2024-0901 TA-24-1247130**

**All Districts**

Application of the Director of Planning & Sustainability for a text amendment to Chapter 27 of the DeKalb County zoning ordinance for supplemental regulations for Special Events Facilities. This text amendment is County-wide.

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**N6-2024-0868 TA-24-1247127**

**Commission District 04 Super District 06**

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the DeKalb County Comprehensive Land Use Plan to consider the GSU/Willow Branch Revitalization Plan document for inclusion.

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**N7-2024-0890 TA-24-1247128**

**Commission District 04 Super District 06**

Application of the Director of Planning & Sustainability for a partial update to the Kensington Supplemental LCI Plan and adoption of the MARTA-Kensington Master Plan Study.

# DeKalb County Planning Commission September 2024 Cases

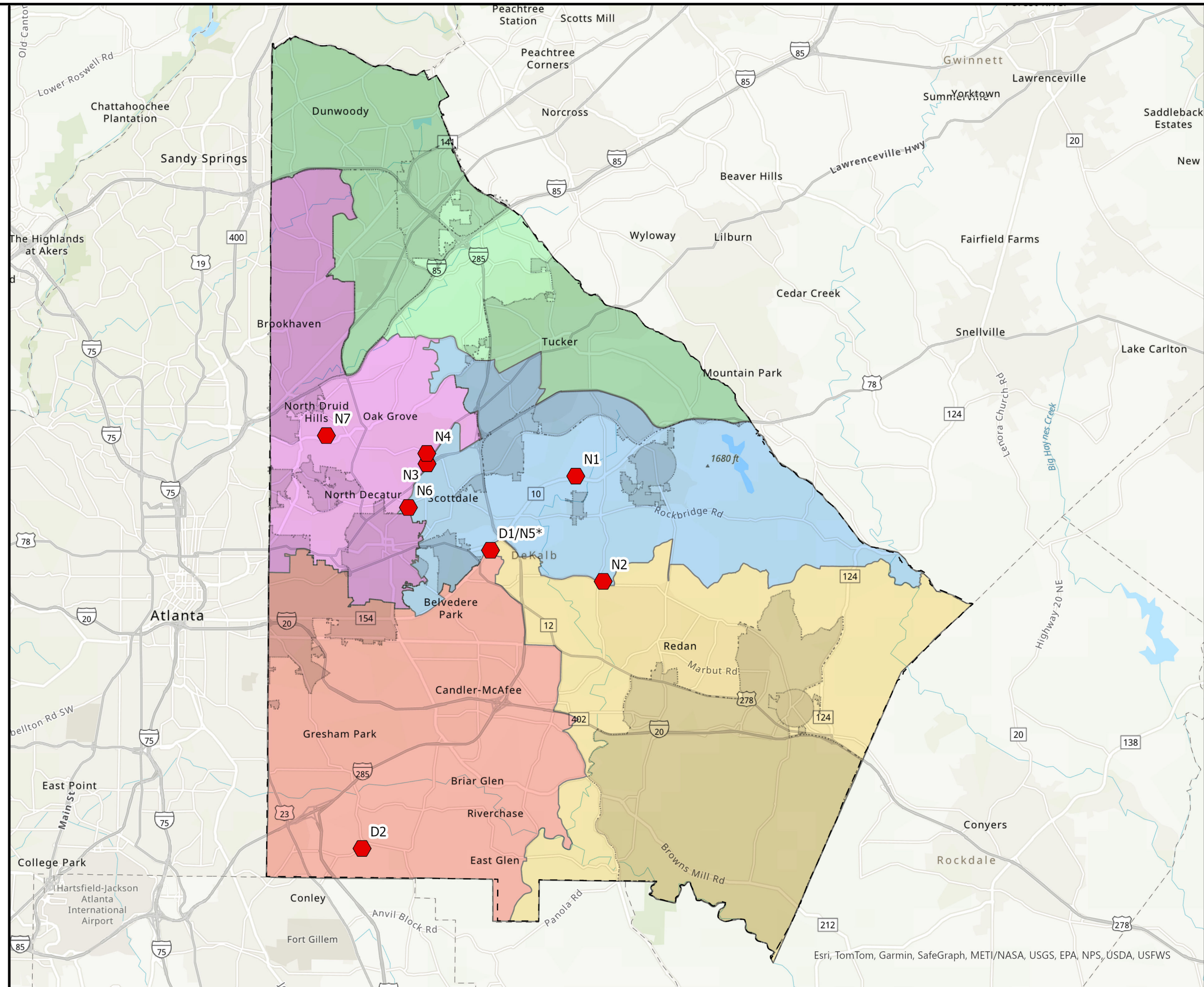
◆ Planning Case

Commission District No.

- 1
- 2
- 3
- 4
- 5

--- Municipal Boundaries

\*refers to a County-wide text amendment.



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

