

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### Community Council District 3 Meeting Date Wednesday, April 9, 2025 @ 6:00 PM

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 Meeting Date:** Tuesday, May 6, 2025 @ 6:00 P.M. (Zoom)

**BOC Meeting Date - Thursday, May 22, 2025 @ 5:30 P.M.** (In-Person – 178 Sams Street, Decatur, GA 30030)

### AGENDA

#### I. STAFF ANNOUNCEMENTS

##### DEFERRED CASE:

**D1-2024-1496 CZ-25-1246771** **Commission District 03 Super District 06**  
15 090 01 021  
4015 Flat Shoals Parkway, Decatur, GA 30034

Application of Architectural Standard, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I-20 Overlay District.

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##### NEW CASES:

**N2-2025-0285 Z-25-1247420** **Commission District 03 Super District 07**  
15 061 03 001  
4743 Flat Shoals Parkway, Decatur, GA 30034

Application of Blue River Development, LLC c/o Battle Law P.C. to rezone property from O-I (Office-Institution) zoning district to MR-1 zoning district to allow for the development of up to 74 residential units consisting of townhomes and urban single-family detached homes.

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**N3-2025-0286 CZ-25-1247427** **Commission District 03 Super District 07**  
15 170 13 030  
1816 Candler Road, Decatur, GA 30032

Application of Venture South Investment, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-20-1243619 in the C-2 (General Commercial) zoning district to allow for a grocery store with retail shops to access Glenhill Place.

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**N4-2025-0287 Z-25-1247428**  
**15 170 13 088**  
**3221 Glenwood Road, Decatur, GA 30032**

**Commission District 03 Super District 07**

Application of Venture South Investment, LLC c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) zoning district to C-2 zoning district to allow for the consolidation of the property with adjacent C-2 zoned properties to allow for a proposed grocery store with retail shops.

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**N7-2025-0291 SLUP-25-1247431**  
**15 119 04 046**  
**2667 Candler Woods Court, Decatur, GA 30032**

**Commission District 03 Super District 06**

Application of Erica Childs for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district.

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**N8-2025-0292 SLUP-25-1247429**  
**15 092 03 014**  
**3574 Boring Road, Decatur, GA 30034**

**Commission District 03 Super District 07**

Application of Hyacinth Davis for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district.