

## DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief Executive Officer  
Lorraine Cochran-Johnson

Interim Director  
Cedric G. Hudson, MCRP

### Planning Commission Meeting Date – Tuesday, May 6, 2025 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, May 22, 2025 5:30 PM

(This is an in-person meeting & will be broadcast via live stream on DCTV's webpage, and on DCTVChannel23.TV.)

**GOVERNMENT SERVICES CENTER  
178 SAMS STREET  
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;** and, You may 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:

**D1-2024-1496 CZ-25-1246771**  
**15 090 01 021**

**Commission District 03 Super District 06**

**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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**D2-2024-1442 CZ-25-1247294**

**Commission District 05 Super District 07**

**16 197 03 006; 16 197 03 012; 16 219 01 005; 16 219 01 006;**

**16 220 01 004; 16 220 01 007; 16 220 01 009**

**7788 Pleasant Hill Road; 1716 Pleasant Hill Road; 7900 Pleasant Hill Road;**

**7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road;**

**7890 Pleasant Hill Road, Lithonia, GA 30058**

Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-18-22130 for the development of single-family, detached residences.

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**NEW CASES:**

**N1-2025-0283 Z-25-1247358 Commission District 05 Super District 07**  
**16 197 02 009 & 16 220 01 001**  
**1619 Pleasant Hill Trail & 7850 Pleasant Hill Road, Lithonia, GA 30058**

Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM zoning district to allow for the development of 149 single-family homes.

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**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 Commission District 03 Super District 07**  
**15 170 13 088**  
**3221 Glenwood Road, Decatur, GA 30032**

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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**N5-2025-0288 Z-25-1247426 Commission District 04 Super District 07**  
**18 019 03 019**  
**5346 O'Malley Lane, Stone Mountain, GA 30088**

Application of Regal Home Solutions, LLC c/o LaKisha Irby to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM zoning district to allow for a personal care home for more than six (6) individuals.

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**N6-2025-0289 SLUP-25-1247425 Commission District 04 Super District 07**  
**18 019 03 019**  
**5346 O'Malley Lane, Stone Mountain, GA 30088**

Application of Regal Home Solutions, LLC c/o LaKisha Irby for a Special Land Use Permit to allow for a personal care home for more than six (6) individuals in the RSM zoning district.

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**N7-2025-0291 SLUP-25-1247431 Commission District 03 Super District 06**  
**15 119 04 046**  
**2667 Candler Woods Court, Decatur, GA 30032**

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.

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**N9-2025-0293 SLUP-25-1247395**  
**18 246 02 009**  
**2615 Shallowford Road Atlanta, GA 30345**

**Commission District 01 Super District 07**

Application of Donna Pittman for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-2 (General Commercial) zoning district.

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**N10-2025-0295 SLUP-25-1247423**  
**18 071 02 006**  
**5922 Memorial Drive, Stone Mountain, GA 30083**

**Commission District 04 Super District 06**

Application of Murphy Oil USA c/o Ken Peters for a Special Land Use Permit (SLUP) to allow for fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district.

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**N11-2025-0296 SLUP-25-1247424**  
**18 071 02 006**  
**5922 Memorial Drive, Stone Mountain, GA 30083**

**Commission District 04 Super District 06**

Application of Murphy Oil USA c/o Ken Peters for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

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**N12-2025-0377 TA-25-1247472**

**Commission District 05 Super District 07**

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is intended to incorporate MARTA's Indian Creek Station Master Plan: Transit-Oriented Development document's general vision, policies, and goals as guidance for future development of the planned are.