

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

APRIL 2026 COMMUNITY COUNCIL RECOMMENDATIONS

Planning Commission Meeting Date – Tuesday, May 5, 2026
Board of Commissioners Meeting Date – Thursday, May 28, 2026

D1. Z-26-1247833 (2025-1621)

D.R. Horton c/o Battle Law, P.C.
8277 Norris Lake Way, Districts 5 & 7

RECOMMENDATION: Full-cycle deferral (10-0-0), per the Applicant’s request.

D2. SLUP-26-1247921 (2026-0146)

SAWA Partners, LLC c/o Teweldemedhin Gebremeskel
1313 & 1303 Lithonia-Industrial Blvd, Districts 5 & 7

RECOMMENDATION: No Recommendation. Motion for approval failed (4-2-3).

N1. Z-26-1247988 (2026-0443)

Optimal Consulting, LLC
1942 Columbia Drive, Districts 3 & 7

RECOMMENDATION: Approval (7-0-1) with the following condition: After the HOA is established, the restriction of Air BNBS, Short-Term Rentals, Pad Split, etc. shall be included in the HOA convenance and By Laws.

N2. CZ-26-1248015 (2026-0444)

Swig c/o Gaskins & LeCraw
2960 N. Druid Hills Road, Districts 2 & 6

RECOMMENDATION: Denial (8-2-1).

N3. SLUP-26-1248014 (2026-0445)

Swig c/o Gaskins & LeCraw
2960 N. Druid Hills Road, Districts 2 & 6

RECOMMENDATION: Denial (8-2-1).

N4. LP-26-1247955 (2026-0448)

My Next Home Pro, LLC
711 & 705 Hillmont Avenue, Districts 4 & 6

RECOMMENDATION: Approval (7-2-0).

N5. Z-26-1247887 (2026-0449)

My Next Home Pro, LLC
711 & 705 Hillmont Avenue, Districts 4 & 6

RECOMMENDATION: Approval (8-2-0)

N6. Z-26-1248013 (2026-0450)

Murtaza Mohammadzai
4700 E. Ponce de Leon Avenue, Districts 4 & 6

RECOMMENDATION: Denial (8-0-2).

N7. SLUP-26-1248019 (2026-0451)

Ladies & A Heart PCH c/o Charika McKenzie
1179 Old Coach Road, Districts 5 & 7

RECOMMENDATION: Denial (6-4-0).

N8. Z-26-1248021 (2026-0452)

Tori Engineering c/o Amber Lee
2697 Kelly Lake Road, Districts 3 & 6

RECOMMENDATION: Approval (6-2-0) with the following conditions: 1) Applicant shall have further engagement with the community; 2) Where necessary, incorporate French drains and retention walls into the project.

N9. SLUP-26-1248016 (2026-0447)

QuikTrip Corporation
4733, 4773 & 4775 Memorial Drive, Districts 4 & 6

RECOMMENDATION: Denial (6-2-1).

N10. SLUP-26-1248043 (2026-0489)

QuikTrip Corporation
4733, 4773 & 4775 Memorial Drive, Districts 4 & 6

RECOMMENDATION: Denial (5-1-3).

N11. SLUP-26-1248044 (2026-0490)

QuikTrip Corporation
4733, 4773 & 4775 Memorial Drive, Districts 4 & 6

RECOMMENDATION: Denial (5-1-3).

N12. Z-26-1248010 (2026-0534)

Avondale Church of Christ c/o Battle Law, P.C.
4017 Memorial Drive, Districts 3 & 7

RECOMMENDATION: Approval (8-0-0).

N13. TA-26-1248067 (2026-0630)

Dir. P&S Bouldercrest-Cedar Grove-Moreland Overlay District (Safe Haven)
Districts 3 & 6

RECOMMENDATION: Approval (8-0-0).

N14. TA-26-1248065 (2026-0628)

Dir. P&S Ch. 24 Excise Tax on Short-Term Rentals, (All Districts)

RECOMMENDATIONS:

Community Council District 1 – No Quorum; Members present voted to Approve (3-1-0).

Community Council District 2 – Approval (12-0-0).

Community Council District 3 – Approval (8-0-0).

Community Council District 4 – Approval (9-0-0).

Community Council District 5 – Approval (9-0-1) with the following amendment: Under Sec. 4.2.15, “felonies, sex crimes and crimes against children” shall be added to the list of reasons for denial/revocation/ suspension.

N15. TA-1248040 (2026-0453)

Dir. P&S Residential Entertainment Text Amendment (All Districts)

RECOMMENDATIONS:

Community Council District 1 – No Quorum; Members present voted to Approve (3-1-0).

Community Council District 2 – Approval (12-0-0).

Community Council District 3 – Approval (8-0-0).

Community Council District 4 – Approval (8-1-0).

Community Council District 5 – Deferral (10-0-0).

N16. TA-26-1248066 (2026-0629)

Dir. P&S Chronic Nuisance Properties Text Amendment (All Districts)

RECOMMENDATIONS:

Community Council District 1 – No Quorum; Members present voted to Approve (3-1-0).

Community Council District 2 – Approval (12-0-0).

Community Council District 3 – Approval (8-0-0).

Community Council District 4 – Approval (9-0-0).

Community Council District 5 – Deferral (9-0-0).

**April 2026 County Community Council
Meeting Recordings:**

Community Council District 1 – April 15, 2026 @ 5:30 p.m.:

<https://dekalbcountyga.zoom.us/rec/share/ktP-Qx8eQKmlZ8MLKNsqkZtfZfrZ9xL8lWaaB2aoOnflgnb5cBZ02FXeiZRRhJji.p4qdIcL2GhuKTcsn>

Passcode: 9*Puex=a

Community Council District 2 – April 14, 2026 @ 6:30 p.m.

https://dekalbcountyga.zoom.us/rec/share/HyZHDF2skAG-UPJ4XyflJyQ6P9K_oc9YJIqNqD0h-4OF_9p7X3Tc01vUG5YVXtpm.uygQPvUIVnKuJw7I?from=hub

Passcode: N1QMqYv=

Community Council District 3 – April 22, 2026 @ 6:00 p.m.:

https://dekalbcountyga.zoom.us/rec/share/FkH_7sG8WK9wzsr86hnflrxgik3jraTb-NNnaReQFt4PfcQa6jN709tC_1POFAM.Ev3GEP6uzwE-TLJL?startTime=1776894560000

Passcode: 01CFM+&w

Community Council District 4 – April 21, 2026 @ 5:30 p.m.:

<https://dekalbcountyga.zoom.us/rec/share/6zWrxjxHkBQUJhhg7ykjY7zwcCg9zB5yaPzDYPhQeucmCv2qrfCeonJWYXxwzjM.P8ajKMgrTII50Fz3?startTime=1776801379000>

Passcode: &0ibzQKu

Community Council District 5 – April 13, 2026 @ 6:30 p.m.:

<https://dekalbcountyga.zoom.us/rec/share/7EI2RRq6lmOqhmCUbDvc3Xb7532NvOovtOkB3IvQal35U2VbTwtJwGN80PkaC4su.pfArB3DgWAoLGJz2?startTime=1776118458000>

Passcode: .bLSbP9\$