

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Tuesday, April 21, 2026
5:30 PM, via ZOOM

Community Council District 4

Andrea Hart-Vann, Chairperson
Victoria Webb, Vice Chair

Member Wesley Brooks
Member James Gelin
Member Freda Hammonds
Member Wendell Love
Member Rich Pasenow
Member Tyra Paytes
Member Terry Reid
Member Richard Rose
Member Micah Seibel
Member Gwen Weddington

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Community Council District 4 Agenda - Tuesday, April 21, 2026 @ 5:30 p.m.

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/85979297408>
or Telephone Dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

Planning Commission Hearing Date: Tuesday, May 5, 2026 @ 6:00 P.M. (Zoom)

BoC Hearing Date: Thursday, May 28, 2026 @ 5:30 P.M. (In-Person – 178 Sams Street)

AGENDA_rev. 04.16.2026

I. STAFF ANNOUNCEMENTS

NEW CASES:

N4-2026-0448 LP-26-1247955 Commission District 04 Super District 06
15 248 07 017
711 & 705 Hillmont Avenue, Decatur, GA 30030

Application of My Next Home Pro, LLC to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district.

N5-2026-0449 Z-26-1247887 Commission District 04 Super District 06
15 248 07 017; 15 248 07 020
711 & 705 Hillmont Avenue, Decatur, GA 30030

Application of My Next Home Pro, LLC to rezone property from C-1 (Local Commercial) zoning district to R-60 (Residential Small Lot-60) zoning district to construct a new single-family residence.

N6-2026-0450 Z-26-1248013 Commission District 04 Super District 06
18 142 01 012
4700 East Ponce de Leon Avenue, Stone Mountain, GA 30083

Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station.

N9-2026-0447 SLUP-26-1248016 Commission District 04 Super District 06
18 012 13 033, 18 012 13 015, 18 012 13 001
4733, 4773 & 4775 Memorial Drive, Decatur, GA 30032

Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow a drive-through facility (car wash) in the Town Center character area center and the C-1 (Local Commercial) zoning district.

N10-2026-0489 SLUP-26-1248043

Commission District 04 Super District 06

18 012 13 033, 18 012 13 015, 18 012 13 001

4733, 4773 & 4775 Memorial Drive, Decatur, GA 30032

Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet in the C-1 (Local Commercial) zoning district.

N11-2026-0490 SLUP-26-1248044

Commission District 04 Super District 06

18 012 13 033, 18 012 13 015, 18 012 13 001

4733, 4773 & 4775 Memorial Drive, Decatur, GA 30032

Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow fuel pumps in the Town Center character area and the C-1 (Local Commercial) zoning district.

N14-2026-0628

TA-26-1248065

County-wide

Application of the Director of Planning & Sustainability for a text amendment to amend Chapter 24 pertaining to an excise tax on Short-Term Rentals and Chapter 27 pertaining to zoning, for the purpose of clarifying provisions. This text amendment is County-wide.

N15-2026-0453

TA-26-1248040

County-wide

Application of the Director of Planning & Sustainability for a text amendment relating to Residential Entertainment in RE (Residential Estate); O-I (Office-Institutional); OIT (Office-Institutional-Transitional); M (Light Industrial); M2 (Heavy Industrial) zoning districts, and for other purposes.

N16-2026-0629

TA-26-1248066

County-wide

Application of the Director of Planning & Sustainability for a text amendment to identify repeated nuisance properties and establish pathways for notice, corrective action, and related administrative fees. This text amendment is County-wide.

II. DEFERRED BUSINESS:

Community Council District 4 Vice-Chair Election.

Revised 04.21.2026