



404-371-2155 (o)  
[www.dekalbcountyga.gov/planning](http://www.dekalbcountyga.gov/planning)

Government Services Center  
178 Sams Street  
Decatur, GA 30030  
[www.dekalbcountyga.gov](http://www.dekalbcountyga.gov)

## DEPARTMENT OF PLANNING & SUSTAINABILITY

**Chief of Executive Officer**  
Lorraine Cochran-Johnson

**Director**  
Juliana A. Njoku

### **Planning Commission Meeting Date – Tuesday, May 5, 2026, 6:00 PM** (This meeting will be held online, via Zoom.)

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/87468073122>  
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 28, 2026, 5:30 PM**

This is an in-person meeting & will be broadcast via live stream on DCTV’s webpage, and on DCTVChannel23.TV.  
<https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

**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.**

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 CASE(S)**

**D1-2025-1621 Z-26-1247833 Commission District 05 Super District 07**  
**16 228 01 007**  
**8277 Norris Lake Way, Snellville, GA 30039**

Application of D.R. Horton c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up to 214 single-family detached dwellings, which will be Phases 3 and 4 of the adjacent Champions Runs Subdivision.

**D2-2026-0146 SLUP-26-1247921 Commission District 05 Super District 07**  
**16 164 02 007; 16 164 02 005**  
**1313 & 1303 Lithonia-Industrial Blvd, Lithonia, GA 30058**

Application of SAWA Partners, LLC c/o Teweldemedhin Gebremeskel for a Special Land Use Permit (SLUP) to allow a recycling plant (recycling concrete business) in the M (Industrial) zoning district.

**NEW CASES:**

**N1-2026-0443 Z-26-1247988 Commission District 03 Super District 07**  
**15 166 01 010**  
**1942 Columbia Drive, Decatur, GA 30032**

Application of Optimal Consulting, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) zoning district to allow residential homes.

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**N2-2026-0444 CZ-26-1248015 Commission District 02 Super District 06**  
**18 112 01 049**  
**2960 North Druid Hills Road, Atlanta, GA 30329**

Application of Swig c/o Gaskins & LeCraw for a major modification to remove existing zoning conditions pursuant to CZ-88168 in the C-1 (Local Commercial) zoning district and replace them with new zoning conditions.

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**N3-2026-0445 SLUP-26-1248014 Commission District 02 Super District 06**  
**18 112 01 049**  
**2960 North Druid Hills Road, Atlanta, GA 30329**

Application of Swig c/o Gaskins & LeCraw for a Special Land Use Permit (SLUP) to allow a drive-through facility in an Activity Center in the C-1 (Local Commercial) zoning district.

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**N4-2026-0448 LP-26-1247955 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 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.

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**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.

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**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.

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**N7-2026-0451 SLUP-26-1248019**  
**15 222 11 109**  
**1179 Old Coach Road, Stone Mountain, GA 30083**

**Commission District 05 Super District 07**

Application of 3 Ladies & a Heart c/o Charika Mckenzie for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-100 (Residential Medium Lot-100) zoning district.

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**N8-2026-0452 Z-26-1248021**  
**15 137 02 004**  
**2697 Kelly Lake Road, Decatur, GA 30032**

**Commission District 03 Super District 06**

Application of Tori Engineering c/o Amber Lee to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow twelve (12) single-family homes.

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**N9-2026-0447 SLUP-26-1248016**  
**18 012 13 033, 18 012 13 015, 18 012 13 001**  
**4733, 4773 & 4775 Memorial Drive, Decatur, GA 30032**

**Commission District 04 Super District 06**

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 in the C-1 (Local Commercial) zoning district.

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**N10-2026-0489 SLUP-26-1248043**  
**18 012 13 033, 18 012 13 015, 18 012 13 001**  
**4733, 4773 & 4775 Memorial Drive, Decatur, GA 30032**

**Commission District 04 Super District 06**

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.

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**N11-2026-0490 SLUP-26-1248044**  
**18 012 13 033, 18 012 13 015, 18 012 13 001**  
**4733, 4773 & 4775 Memorial Drive, Decatur, GA 30032**

**Commission District 04 Super District 06**

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

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**N12-2026-0534 Z-26-1248010**  
**15 231 06 003**  
**4017 Memorial Drive, Decatur, GA 30032**

**Commission District 03 Super District 07**

Application of Avondale Church of Christ c/o Battle Law, P.C. to rezone property from the R-75 (Residential Medium Lot-75) zoning district to the OI (Office Institutional) zoning district to allow for an existing place of worship.

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**N13-2026-0630 TA-26-1248067**

**Commission District 03 Super District 06**

Application of the Director of Planning & Sustainability to amend Section 27-3.39 to update the Bouldercrest-Cedar Grove-Moreland Overlay District to allow limited office uses, when subject to a Special Land Use Permit and additional criteria with Tier V of the overlay. This text amendment is County-wide.

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**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.

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**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); OI(Office Institutional); O-I-T (Office-Institutional-Transitional); M (Light Industrial); M2 (Heavy Industrial) zoning districts, and for other purposes.

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



**N16-2026-0629 TA-26-1248066**

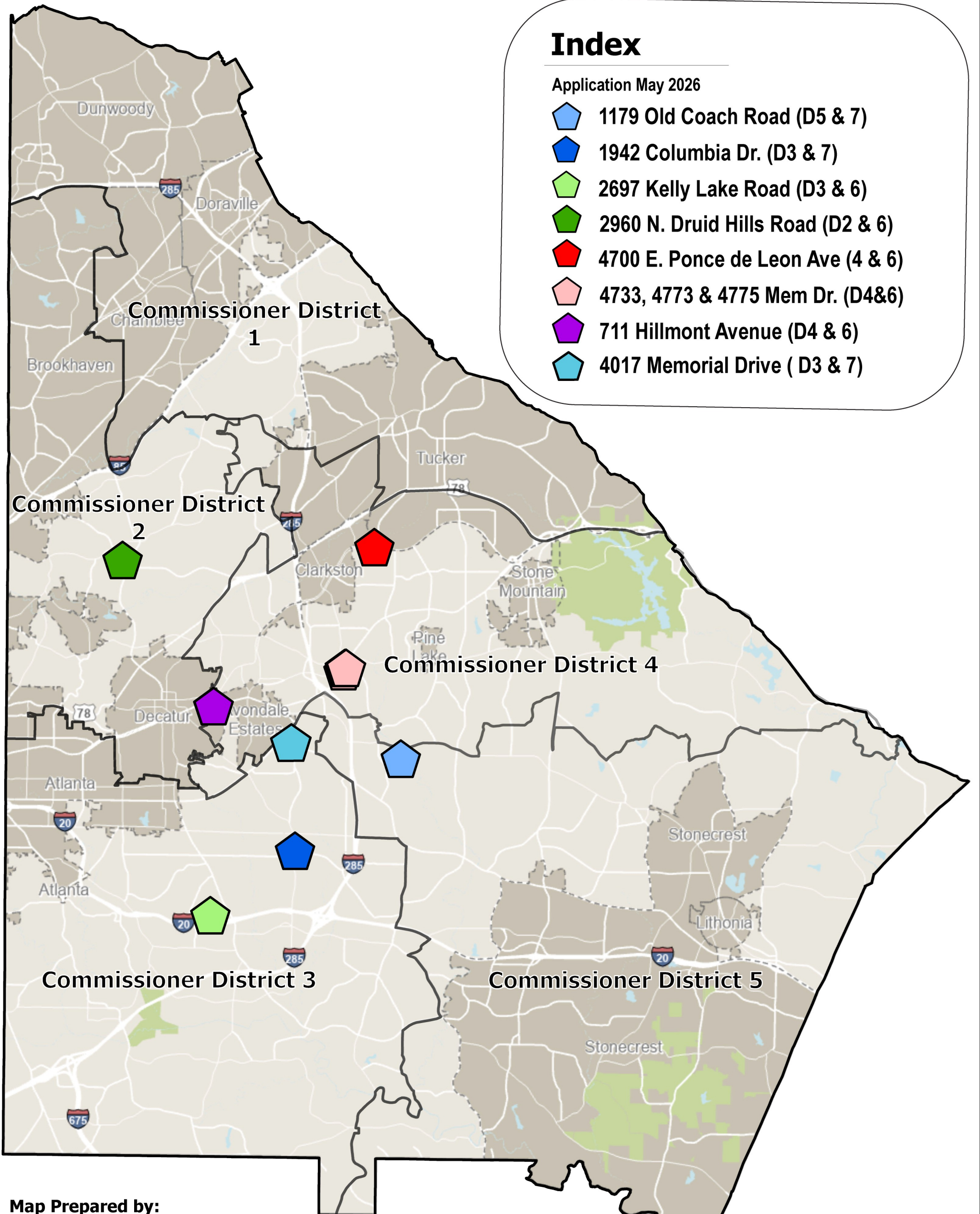
**County-wide**

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.

### Index

Application May 2026

-  1179 Old Coach Road (D5 & 7)
-  1942 Columbia Dr. (D3 & 7)
-  2697 Kelly Lake Road (D3 & 6)
-  2960 N. Druid Hills Road (D2 & 6)
-  4700 E. Ponce de Leon Ave (4 & 6)
-  4733, 4773 & 4775 Mem Dr. (D4&6)
-  711 Hillmont Avenue (D4 & 6)
-  4017 Memorial Drive (D3 & 7)



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

