DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030

Agenda

TUESDAY, MAY 5, 2026
6:00 p.m., via Zoom

Dekalb County Planning Commission

Jon West..... 1st Co-Vice-Chair
LaSonya Osler.....2nd Co-Vice Chair

Member Deanna Murphy..... District 1
Member Sarah Zou ..... District 2
Member Vivian Moore.....District 3
Member LaSonya Osler ..... District 4
Member Jan Costello.....District 5
Member Winton Cooper .....Super District 6
Member Edward Patton..... Super District 7
Member Marion Williams…….CEO

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, May 5, 2026, at 6:00 p.m. This meeting will be conducted via teleconference (Zoom). The public is invited to Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/s/87468073122 or telephone dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting. Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials to plansustain@dekalbcountyga.gov

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly: Announcement of the case by Staff.

Ten (10) minutes of speaking time will be allocated for the applicant and those in support of the application. Ten (10) minutes of speaking time will be allocated for opponents of the application. Public comments will be limited to two (2) minutes for any application seeking a withdrawal. Citizens attending the meeting via the Zoom link will be able to join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. You are required to raise your hand and be acknowledged by the Chair, in order to speak. When called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Public comments will then close and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. The Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue. Citizens are not allowed to interrupt or speak out unless called upon by members of the Planning Commission.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners of: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on **Thursday, May 28, 2026 @ 5:30 p.m., in-person** (this is not a Zoom meeting) at the Government Services Center, 178 Sams Street, Decatur, Georgia 30030, and via the County website: https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast

Defered Cases

D1 2025-1621

COMMISSION DISTRICT(S): Commission District 05 Super District 07
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, at 8277 Norris Lake Way.

Attachments: Z-26-1247833 May 2026 Staff Report 8277 Norris Lake Way
Z-26-1247833 Jan. 2026 Staff Report 8277 Norris Lake Way

(1/6/26 Planning Commission: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(1/22/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D2 2026-0146

COMMISSION DISTRICT(S): Commission District 05 Super District 07
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, at 1313 and 1303 Lithonia-Industrial Boulevard.

Attachments: SLUP-26-1247921 (2026-0146) May 2026 Recommended Conditions
SLUP-26-1247921 May 2026 Staff Report 1313&1303 Lithonia-Industrial Blvd.
SLUP-26-1247921 March 2026 Staff Report Lithonia-Industrial Blvd

(3/3/26 Planning Commission: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/26/26 Board of Commissioners - Zoning Meeting: Deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

New Cases

N1 2026-0443

COMMISSION DISTRICT(S): Commission District 03 Super District 07
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, at 1942 Columbia Drive.

Attachments: Z-26-1247988 Recommended Conditions
Z-26-1247988 May 2026 Staff Report 1942 Columbia Dr.

N2 2026-0444 COMMISSION DISTRICT(S): Commission District 02 Super District 06
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, at 2960 North Druid Hills Road.

Attachments: CZ-26-1248015 (2026-0444) Recommended Conditions
CZ-26-1248015 May 2026 Staff Report 2960 N. Druid Hills Rd

N3 2026-0445 COMMISSION DISTRICT(S): Commission District 02 Super District 06
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, at 2960 North Druid Hills Road.

Attachments: SLUP-26-1248014 (2026-0445) Recommended Conditions
SLUP-26-1248014 May 2026 Staff Report 2960 N. Druid Hills Rd

N4 2026-0448 COMMISSION DISTRICT(S): Commission District 04 Super District 06
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, at 711 & 705 Hillmont Avenue.

Attachments: LP-26-1247955 May 2026 Staff Report 711 & 705 Hillmont Ave.

N5 2026-0449 COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of My Next Home Pro, LLC to rezone properties from C-1 (Local Commercial) zoning district to R-60 (Residential Small Lot-60) zoning district to construct a new single-family residence, at 711 & 705 Hillmont Avenue.

Attachments: Z-26-1247887 (2026-0449) Recommended Conditions
Z-26-1247887 May 2026 Staff Report 711 & 705 Hillmont Ave.

N6 2026-0450 COMMISSION DISTRICT(S): Commission District 04 Super District 06
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, at 4700 East Ponce de Leon Avenue.

Attachments: Z-26-1248013 May 2026 Staff Report 4700 E. Ponce de Leon Ave.

N7 2026-0451 COMMISSION DISTRICT(S): 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, at 1179 Old Coach Road.

Attachments: SLUP-26-1248019 (2026-0451) Recommended Conditions
SLUP-26-1248019 May 2026 Staff Report 1179 Old Coach Road

N8 2026-0452 COMMISSION DISTRICT(S): 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, at 2697 Kelly Lake Road.

Attachments: Z-26-1248021 (2026-0452) Recommended Conditions
Z-26-1248021 May 2026 Staff Report 2697 Kelly Lake Road_rev

N9 2026-0447 COMMISSION DISTRICT(S): 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 an activity center in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

Attachments: SLUP-26-1248016 (2026-0447) Recommended Conditions
SLUP-26-1248016 May 2026 Staff Report 4733.4773.4775 Memorial Dr.

N10 2026-0489 COMMISSION DISTRICT(S): 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, at 4733, 4773 and 4775 Memorial Drive.

Attachments: SLUP-26-1248043 (2026-0489) Recommended Conditions
SLUP-26-1248043 May 2026 Staff Report 4733.4773.4775 Memorial Dr.

N11 2026-0490 COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow fuel pumps in an activity center (Town Center) character area in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

Attachments: SLUP-26-1248044 (2026-0490) Recommended Conditions
SLUP-26-1248044 May 2026 Staff Report 4733.4773.4775 Memorial Dr.

N12 2026-0534 COMMISSION DISTRICT(S): 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, at 4017 Memorial Drive.

Attachments: Z-26-1248010 May 2026 Staff Report 4017 Memorial Dr.

N13 2026-0630 COMMISSION DISTRICT(S): 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.

Attachments: TA-26-1248067 May 2026 Staff Report Bouldercrest Tier V Office
TA-26-1248067 DeKalb Bouldercrest Tier V Office ordinance May 2026

N14 2026-0628 COMMISSION DISTRICT(S): All Districts
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.

Attachments: TA-26-1248065 May 2026 Staff Report Short-Term Rentals
TA-26-1248065 DRAFT_STR Ordinance Amendment

N15 2026-0453 COMMISSION DISTRICT(S): All Districts
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.

Attachments: TA-26-1248040 Residential Entertainment May 2026 Staff Report
TA-26-1248040 Residential Entertainment 05.2026 draft ordinance

N16 2026-0629 COMMISSION DISTRICT(S): All Districts
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.

Attachments: TA-26-1248066 Chronic Nuisance May 2026 Staff Report
TA-26-1248066 Chronic Nuisance draft ordinance May 2026