

DeKalb County Government

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Agenda

Wednesday, June 10, 2026
6:00 PM, via ZOOM

Community Council District 3

Alison Clark, Chairperson
Chris Anglin, Vice-Chair

Member B'Randi Armstrong
Member Elfreda Berry
Member Shaun Billingslea
Member Pat Craig
Member Amy Fields-Taylor
Member Peggy Hobdy
Member Muhammad Jihad
Member K. Wayne Powell
Member Willie Pringle
Member Regenia Roberts

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Community Council District 3 Agenda – Wednesday, June 10, 2026 @ 6:00 PM

Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/83069715909>
or Telephone Dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

Planning Commission Hearing Date: Tuesday, July 7, 2026 @ 6:00 P.M. (Zoom)

BoC Hearing Date: Thursday, August 13, 2026 @ 5:30 P.M. (In-Person – 178 Sams Street)
(date change from 07.23.2026)

AGENDA

I. STAFF ANNOUNCEMENTS

DEFERRED CASES:

D1-2025-0970 SLUP-25-1247635 **Commission District 03 Super District 06**
15 011 01 045; 15 011 01 062; 15 011 01 263
4280 & 4358 Loveless Place; 2281 Pineview Trail, Ellenwood, GA 30294

Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District.

D3-2026-0143 Z-26-1247933 **Commission District 03 Super District 06**
15 117 01 105; 15 117 01 025; 15 117 01 104
2674, 2682 & 2690 Gresham Road, Atlanta, GA 30316

Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a mixed residential community.

D4-2026-0150 LP-26-1247932 **Commission District 03 Super District 06**
15 046 01 001; 15 046 01 005
1680 & 1700 Henrico Road, Conley, GA 30288

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to amend the character area from LIND (Light Industrial) to the SUB (Suburban) character area to allow a single-family residential development.

D5-2026-0151 Z-26-1247931 **Commission District 03 Super District 06**
15 046 01 001; 15 046 01 006; 15 046 01 005
1680, 1690 & 1700 Henrico Road, Conley, GA 30288

Application of Eisenhower Services, Inc. c/o Tracy Swearington, Sr. to rezone property from Tier 4a of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying M (Industrial) zoning district to Tier 5 of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district to allow for a single-family, residential development.

NEW CASES:

N2-2026-0708 Z-26-1248023

15 170 05 017

2570 McAfee Road, Decatur, GA 30032

Commission District 03 Super District 07

Application of Jamila Brown to rezone property from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District.

N7-2026-0824 LP-26-1248110

15 046 01 004

1670 Henrico Road, Conley, GA 30288

Commission District 03 Super District 06

Application of the Director of Planning & Sustainability to amend the land use plan from Light Industrial (LIND) character area to Suburban (SUB) character area.

N8-2026-0825 Z-26-1248109

15 046 01 004

1670 Henrico Road, Conley, GA 30288

Commission District 03 Super District 06

Application of Director of Planning & Sustainability to rezone property from Tier 4a of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying M (Industrial) zoning district to Tier 5 of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district.

N9-2026-0826 LP-26-1248113

15 045 02 186

1734 Henrico Road, Conley, GA 30288

Commission District 03 Super District 06

Application of Director of Planning & Sustainability to amend the land use plan from Light Industrial (LIND) character area to Suburban (SUB) character area.

N10-2026-0827 Z-26-1248111

15 045 02 186

1734 Henrico Road, Conley, GA 30288

Commission District 03 Super District 06

Application of Director of Planning & Sustainability to rezone property from Tier 4a of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying M (Industrial) zoning district to Tier 5 of the Bouldercrest Overlay District within the Soapstone Historic District with an underlying R-100 (Residential Medium Lot-100) zoning district.