

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Planning Commission Meeting Date – Tuesday, July 7, 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, August 13, 2026, 5:30 PM (Rescheduled from July 23, 2026)

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
Email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

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.

D2-2026-0139 Z-26-1247923 Commission District 01 Super District 07
18 283 04 001; 18 266 05 014
3003 Chamblee-Tucker Road; 2936 Mercer University Dr., Chamblee, GA 30341

Application of Urbanvue Apartments c/o Battle Law, P.C. to rezone properties from O-I (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow a townhome community.

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
15 046 01 001; 15 046 01 005
1680 & 1700 Henrico Road, Conley, GA 30288

Commission District 03 Super District 06

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
15 046 01 001; 15 046 01 006; 15 046 01 005
1680, 1690 & 1700 Henrico Road, Conley, GA 30288

Commission District 03 Super District 06

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:

N1-2026-0707 SLUP-26-1248084
15 161 02 017
5395 Covington Highway, Decatur, GA 30035

Commission District 05 Super District 07

Application of Virginia Singh and Manbir (Manny) Singh for a Special Land Use Permit (SLUP) to allow a package store in the C-2 (General Commercial) zoning district and Tier 1 of the Hidden Hills Overlay District.

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.

N3-2026-0709 Z-26-1248094
18 196 04 027
3040 Briarcliff Road, Atlanta, GA 30329

Commission District 02 Super District 06

Application of Mohammad Alawneh to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow salon suites.

N4-2026-0710 SLUP-26-1248091
15 066 09 021
3319 Tarragon Drive, Decatur, GA 30034

Commission District 05 Super District 07

Application of Love Bugs Learning Home c/o John View for a Special Land Use Permit (SLUP) to allow a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district.

N5-2026-0711 SLUP-26-1248092
18 122 03 053
4293 Hambrick Way, Stone Mountain, GA 30083

Commission District 04 Super District 06

Application of Claudette Pile for a Special Land Use Permit (SLUP) renewal to allow a Personal Care Home (PCH) for up to six clients in the R-85 (Residential Medium Lot-85) zoning district.

N6-2026-0712 SLUP-26-1248093
16 130 01 201
6706 Princeton Park Trail, Lithonia, GA 30058

Commission District 04 Super District 07

Application of Rooted in Christ Academy, LLC c/o Chiquita Stokes for a Special Land Use Permit (SLUP) for a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning 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.

N11-2026-0713 TA-26-1248095
Greater Hidden Hills Overlay District

Commission Districts 04 & 05 Super District 07

Application of the Director of Planning & Sustainability to amend Chapter 27-3.37 Division 37 of the DeKalb County Code of Ordinances. This application is for the amendment of the Greater Hidden Hills Overlay District to align with the vision and goals of the community for the future development of the area.

05.11.2026