

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Planning Commission Meeting Date – Tuesday, September 1, 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, September 24, 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
Email the DeKalb County Board of Commissioners at publichearing@dekalbcountyga.gov

AGENDA

DEFERRED CASES:

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 single-family detached dwellings, which will be Phases 3 and 4 of the adjacent Champions Runs Subdivision.

D2-2026-0143 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.

NEW CASES:

N1-2026-1098 TA-26-1248180 Commission District 01 Super District 07

Application of Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is intended to incorporate Embury Hills-Presidential Parkway & Surrounding Communities Placemaking Strategy document's general vision, policies, and goals as guidance for future development of the planned area.

N2-2026-1099 LP-26-1248188
18 070 03 008
5561-5567 Memorial Drive, Stone Mountain, GA 30083

Commission District 04 Super District 06

Application of Jared Samples to amend the character area from CRC (Commercial Redevelopment Corridor) to the NC (Neighborhood Center) character area to allow for a residential development.

N3-2026-1100 Z-26-1248190
18 070 03 008
5561- 5567 Memorial Drive, Stone Mountain, GA 30083

Commission District 04 Super District 06

Application of Jared Samples to rezone property from C-1 (Local Commercial) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow for a residential development.

N4-2026-1101 SLUP-26-1248176
15 224 03 004
4850 Redan Road, Stone Mountain, GA 30088

Commission District 04 Super District 07

Application of Lorraine Canada for a Special Land Use Permit (SLUP) to allow a drive through for a restaurant in the C-1 (Local Commercial) zoning district and Tier 2 of the Hidden Hills Overlay District.

N5-2026-1102 Z-26-1248179
18 095 06 072
3970 Norman Road, Stone Mountain, GA 30083

Commission District 04 Super District 06

Application of David Metzger to rezone property from R-85 (Residential Medium Lot-85) zoning district to OIT (Office-Institutional-Transitional) zoning district to allow a child daycare center, for more than seven (7) children.

N6-2026-1103 SLUP-26-1248182
18 071 02 032
4717 East Anderson Road, Stone Mountain, GA 30083

Commission District 04 Super District 06

Application of Christina Lewis for a Special Land Use Permit (SLUP) to allow an attached wireless communication facility as a principal use in the C-1 (Local Commercial) zoning district.

N7-2026-1106 Z-26-1248177
18 057 05 035
729 Old Briarcliff Road, Atlanta, GA 30306

Commission District 02 Super District 06

Application of Chad Jacobs to rezone property from O-I (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a single-family attached (townhome) development.

N8-2026-1107 SLUP-26-1248186
15 189 03 002
3887 Kirksford Drive, Decatur, GA 30035

Commission District 05 Super District 07

Application of Erin Royster for a Special Land Use Permit (SLUP) for child daycare facility for up to six children in the R-75 (Residential Medium Lot-75) zoning district.

07.30.2026

Application of Mohammad Lodi for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district.

NOTE: SLUP-26-1248184 & SLUP-26-1248185 (6252 Memorial Drive) were withdrawn prior to advertising and, therefore, have been removed from this agenda.

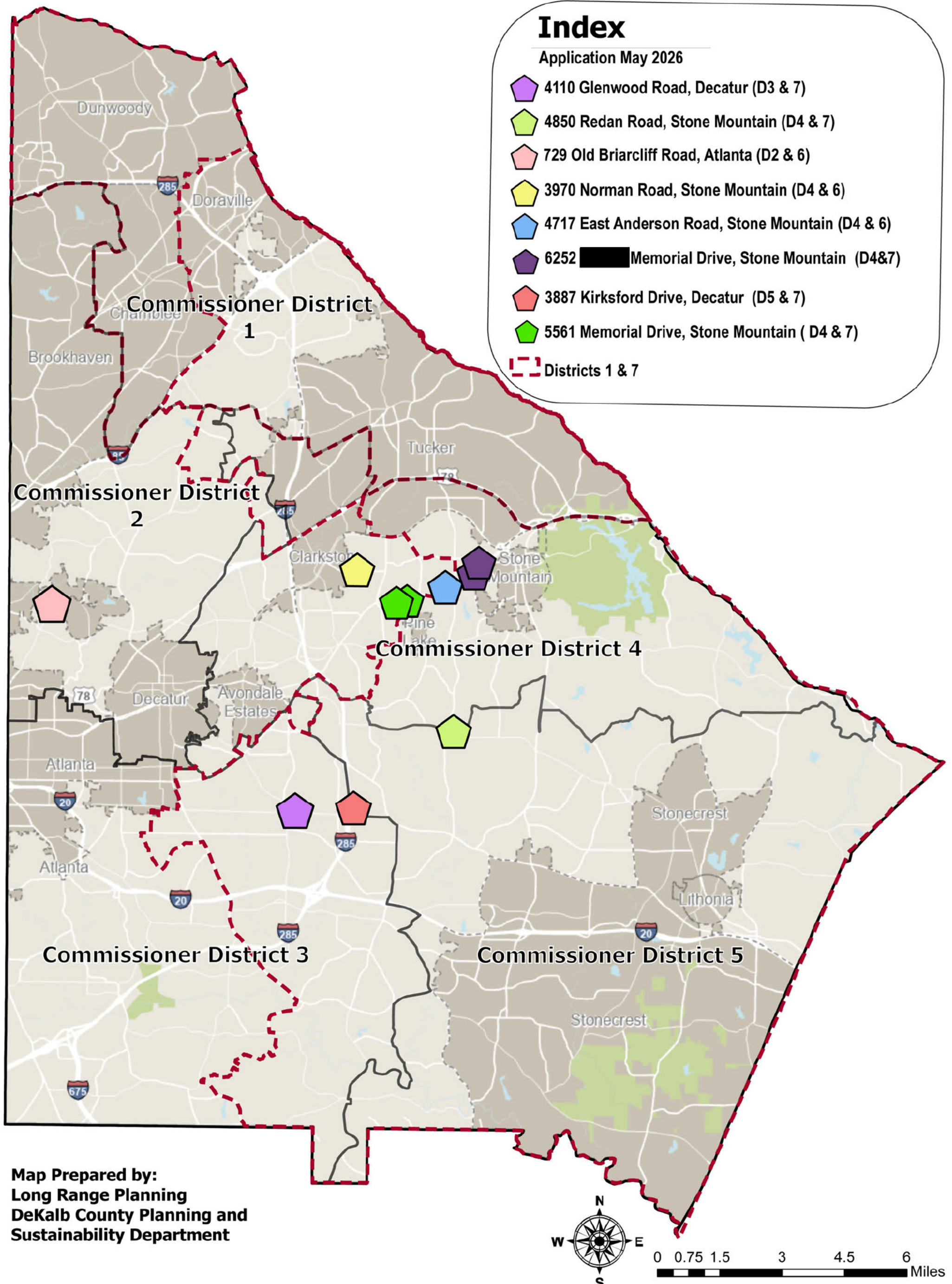
DeKalb County Planning Commission

September 2026 Cases

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Application May 2026

-  4110 Glenwood Road, Decatur (D3 & 7)
-  4850 Redan Road, Stone Mountain (D4 & 7)
-  729 Old Briarcliff Road, Atlanta (D2 & 6)
-  3970 Norman Road, Stone Mountain (D4 & 6)
-  4717 East Anderson Road, Stone Mountain (D4 & 6)
-  6252 ██████████ Memorial Drive, Stone Mountain (D4&7)
-  3887 Kirksford Drive, Decatur (D5 & 7)
-  5561 Memorial Drive, Stone Mountain (D4 & 7)
-  Districts 1 & 7



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