

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

AUGUST 2026 COMMUNITY COUNCIL RECOMMENDATIONS

Planning Commission Meeting Date – Tuesday, September 1, 2026
Board of Commissioners Meeting Date – Thursday, September 24, 2026

D1. Z-26-1247833 (2025-1621)

D.R. Horton c/o Battle Law, P.C.
8277 Norris Lake Way, Districts 5 & 7

RECOMMENDATION: Approval (3-0-2) No Quorum; Members present voted for approval.

D2. Z-26-1247933 (2026-0143) (June CC rec)

Tikay Investments, LLC c/o Battle Law, P.C.
2674, 2682 & 2690 Gresham Road, Districts 3 & 6

RECOMMENDATION: Approval (7-0-0) with the following conditions: 1) To provide all required transportation improvements required by the Traffic Impact Study; and 2) To redesign the site to allow for a second access point.

D3. Z-26-1247923 (2026-0139) (June CC rec)

Urbanvue Apartments c/o Battle Law, P.C.
3003 Chamblee-Tucker Rd; 2936 Mercer University Dr., Districts 1 & 7

RECOMMENDATION: Approval with a condition (5-0-0) that the development allows no more than 25% rental units.

N1. TA-26-1248180 (2026-1098)

Dir. P&S Ch. 5 Embury Hills-Presidential Parkway SAP, Districts 1 & 7

RECOMMENDATION: Full-Cycle Deferral (3-0-1) to allow the consultants to tweak the study and to consider suggestions from the Council which included: 1) Verifying whether certain included parcels are in unincorporated DeKalb; 2) Adding traffic circles at Chamblee-Tucker Road & Alton Road; and at Chamblee Tucker Road & Embury Circle, near Buckeye Road.

N2. LP-26-1248188 (2026-1099)

Jared Samples
5561-5567 Memorial Drive, Districts 4 & 6

RECOMMENDATION: Approval (7-1-0).

N3. Z-26-1248190 (2026-1100)

Jared Samples

5561-5567 Memorial Drive, Districts 4 & 6

RECOMMENDATION: Approval (7-1-0).

N4. SLUP-26-1248176 (2026-1101)

Lorraine Canada

4850 Redan Road, Districts 4 & 7

RECOMMENDATION: Approval (6-2-0). The Council did express concerns that the Applicant was not present, and their representative was unable to answer certain questions from the community.

N5. Z-26-1248179 (2026-1102)

David Metzger

3970 Norman Road, Districts 4 & 6

RECOMMENDATION: Approval (6-0-2) with the condition that the Applicant be restricted from any land disturbance.

N6. SLUP-26-1248182 (2026-1103)

Christina Lewis

4717 East Anderson Road, Districts 4 & 6

RECOMMENDATION: Denial (5-3-0) based upon the belief that “this is an environmentally sensitive area, and this could adversely affect that; the benefits do not outweigh the risks”.

N7. Z-26-1248177 (2026-1106)

Chad Jacobs

729 Old Briarcliff Road, Districts 2 & 6

RECOMMENDATION: Approval (11-0-0) with the following condition: The remaining, undeveloped portion of the parcel be dedicated to a permanent conservation or tree preservation easement.

N8. SLUP-26-1248186 (2026-1107)

Erin Royster

3887 Kirksford Drive, Districts 5 & 7

RECOMMENDATION: Denial (6-0-0).

N9. SLUP-26-1248172 (2026-1108)

Mohammad Lodi

4110 Glenwood Road, Ste A, Districts 3 & 7

RECOMMENDATION: Full-Cycle Denial (5-3-0) citing issues with the cameras in the property, proliferation of liquor stores in the area, and a suggested increase in distance restrictions between alcohol establishments.

**August 2026 County Community Council
Meeting Recordings:**

Community Council District 1 – August 19, 2026 @ 5:30 p.m.:

[Community Council District Zoom Recording](#)

Passcode: M0#fW&nK

Community Council District 2 – August 11, 2026 @ 6:30 p.m.

[Community Council District 2 Zoom Recording](#)

Passcode: P\$A1svN2

Community Council District 3 – August 12, 2026 @ 6:00 p.m.:

[Community Council District 3 Zoom Recording](#)

Passcode: &1c?iT59

Community Council District 4 – August 18, 2026 @ 5:30 p.m.:

[Community Council District 4 Zoom Recording](#)

Passcode: @RHv*d24

Community Council District 5 – August 10, 2026 @ 6:30 p.m.:

[Community Council District 5 Zoom Recording](#)

Passcode: Zv3MJM!4