

# DeKalb County Government

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



## Agenda

Wednesday, October 14, 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 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, October 14, 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:** Thursday, November 5, 2026 @ 6:00 P.M. (Zoom)

**BoC Hearing Date:** Thursday, November 19, 2026 @ 5:30 P.M. (In-Person – 178 Sams Street)

### AGENDA

#### I. STAFF ANNOUNCEMENTS

#### DEFERRED CASES:

**D1-2026-0453 TA-26-1248040**

**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.

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**D2-2026-0629 TA-26-1248066**

**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.

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**D3-2026-0150 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.

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**D4-2026-0151 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.

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#### NEW CASES:

**N1-2026-1260 TA-26-1248245**

**All Districts**

Application of the Director of Planning and Sustainability to adopt the 2027-28 Zoning, Special Land Use Permit (SLUP), and Land Use Calendar and Resolution. This text amendment is County-wide.

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**N2-2026-1261 TA-26-1248257**

**All Districts**

Application of the Director of Planning and Sustainability for a text amendment to amend Chapter 01: Issues, Opportunities, & Goals of the Comprehensive Land Use Plan. This amendment is for the adoption of the Comprehensive Housing Plan and its vision, goals, and strategies for addressing housing affordability and housing quality challenges. This text amendment is County-wide.

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**N3-2026-1262 TA-26-1248277**

**All Districts**

Application of the Director of Planning & Sustainability for a text amendment to repeal and replace Chapter 21-Sign Code. This text amendment is County-wide.

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**N5-2026-1264 Z-26-1248278**

**Commission District 03 Super District 07**

**15 066 01 012; 15 066 01 062; 15 066 01 011**

**5370, 5378, & 5384 Flat Shoals Parkway, Decatur, GA 30034**

Application of Cultivate Communities c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow residential development.

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**N6-2026-1265 SLUP-26-1248279**

**Commission District 03 Super District 06**

**15 014 01 019**

**4271 Bowman Industrial Court, Conley, GA 30288**

Application of Old Dominion Freight Line c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a maintenance shop and trailer parking in the M (Light Industrial) zoning district and Tier 4 of the Bouldercrest Overlay District.

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**N7-2026-1266 SLUP-26-1248280**

**Commission District 03 Super District 06**

**15 053 03 001**

**2001 River Road, Ellenwood, GA 30294**

Application of Safe Haven Transitional, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow an office building in the C-1 (Local Commercial) zoning district and Tier 5 Corridor 1 of the Bouldercrest Overlay District.

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**N10-2026-1269 SLUP-26-1248268**

**Commission District 03 Super District 06**

**15 077 02 011**

**2510 Bouldercrest Road, Atlanta, GA 30316**

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow fuel pumps in the C-1 (Local Commercial) zoning district and Tier 1 of the Bouldercrest Overlay District.

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**N11-2026-1270 SLUP-26-1248269**

**Commission District 03 Super District 06**

**15 077 02 011**

**2510 Bouldercrest Road, Atlanta, GA 30316**

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district and Tier 1 of the Bouldercrest Overlay District.