

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

(Printed copies of the meeting procedures and this agenda are available upon request. To request reasonable accommodation to participate in this meeting, please contact the DeKalb County Planning & Sustainability Department at plansustain@dekalbcountyga.gov)

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.

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.

D3-2026-0150 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.

D4-2026-0151 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:

N1-2026-1260 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.

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.

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.

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.

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.

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.

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.

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.