

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Planning Commission Meeting Date – Thursday, November 5, 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, November 19, 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:

D1-2026-0453 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

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.

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.

D5-2026-0712 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.

D6-2026-1099 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 a residential development.

D7-2026-1100 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 a residential development.

D8-2026-1102 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.

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.

N4-2026-1263 Z-26-1248243
18 113 12 001
3430 N Druid Hills Road, Decatur, GA 30033

Commission District 02 Super District 06

Application of Vipin Bhimji 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 for development of single-family homes.

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.

N8-2026-1267 Z-26-1248271 Commission District 05 Super District 07
15 192 06 185
4710 Mandy Wicker Lane, Stone Mountain, GA 30088

Application of Reginald Crayton to rezone property from RSM (Small Lot Residential Mix) zoning district to R-85 (Residential Medium Lot-85) zoning district to facilitate the expansion of an existing place of worship.

N9-2026-1268 SLUP-26-1248272 Commission District 05 Super District 07
15 192 06 185; 15 192 06 015
4710 Mandy Wicker Lane; 1821 S Hairston Road, Stone Mountain, GA 30088

Application of Reginald Crayton for a Special Land Use Permit (SLUP) to allow the expansion of an existing place of worship in the R-85 (Residential Medium Lot-85) zoning 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.

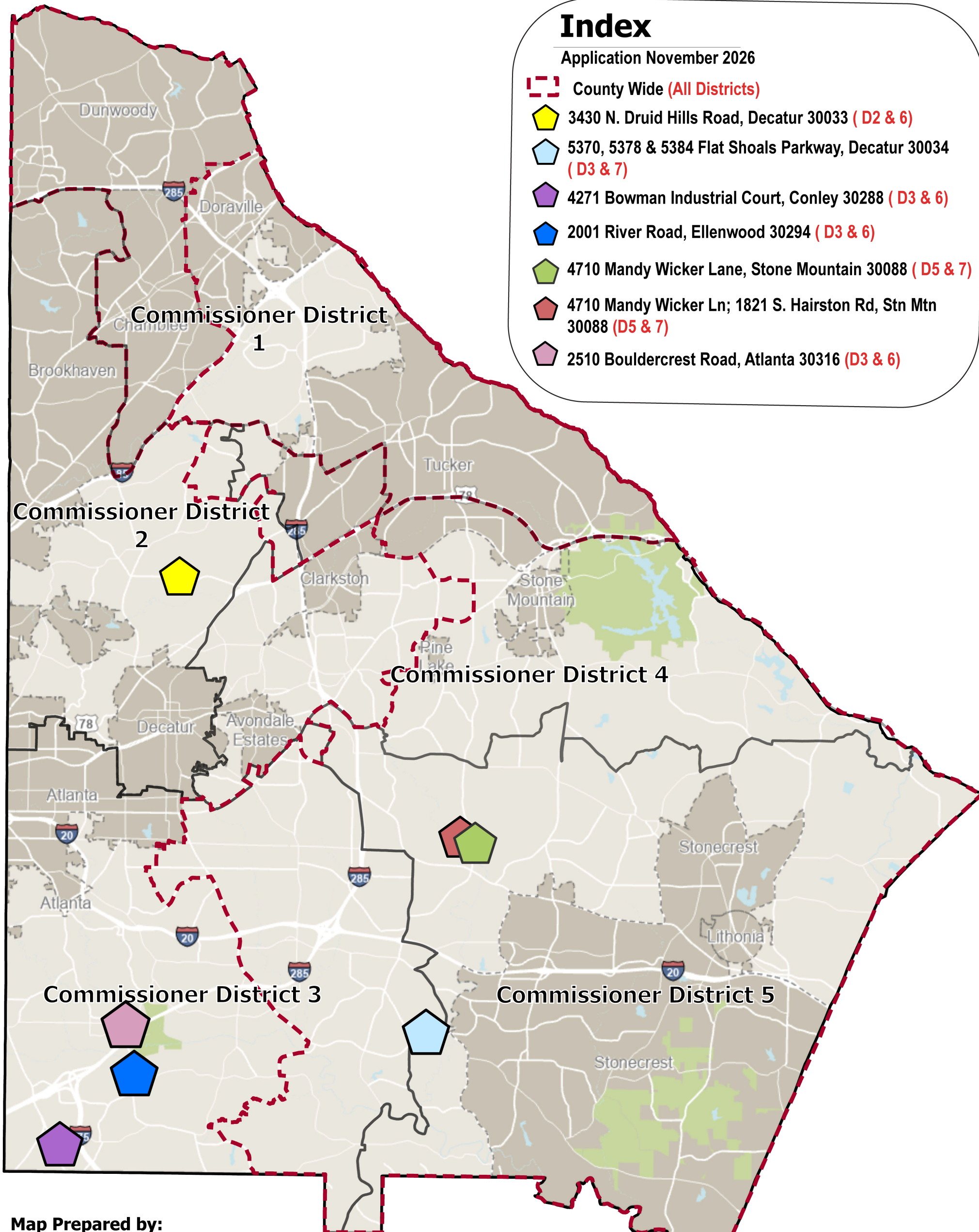
DeKalb County Planning Commission

November 2026 Cases

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Application November 2026

-  County Wide (All Districts)
-  3430 N. Druid Hills Road, Decatur 30033 (D2 & 6)
-  5370, 5378 & 5384 Flat Shoals Parkway, Decatur 30034 (D3 & 7)
-  4271 Bowman Industrial Court, Conley 30288 (D3 & 6)
-  2001 River Road, Ellenwood 30294 (D3 & 6)
-  4710 Mandy Wicker Lane, Stone Mountain 30088 (D5 & 7)
-  4710 Mandy Wicker Ln; 1821 S. Hairston Rd, Stn Mtn 30088 (D5 & 7)
-  2510 Bouldercrest Road, Atlanta 30316 (D3 & 6)



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

