

DeKalb County Government

**Government Services Center
178 Sams Street
Decatur, Georgia 30030**



Agenda

**TUESDAY, SEPTEMBER 1, 2026
6:00 p.m., via Zoom**

DeKalb County Planning Commission

**JON WEST, CHAIRPERSON
LASONYA OSLER, 1ST CO-VICE CHAIR
EDWARD PATTON, 2ND CO-VICE CHAIR**

DEANNA MURPHY - DISTRICT 1

SARAH ZOU - DISTRICT 2

VIVIAN MOORE - DISTRICT 3

LASONYA OSLER- DISTRICT 4

JAN COSTELLO - DISTRICT 5

WINTON COOPER - SUPER DISTRICT 6

EDWARD PATTON - SUPER DISTRICT 7

JON WEST - BOC APPOINTEE

MARION WILLIAMS - CEO APPOINTEE

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Tuesday, September 1, 2026, at 6:00 p.m. This meeting will be conducted via teleconference (Zoom). The public is invited to Join from PC, Mac, Linux, iOS or Android: 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

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting. Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials to plansustain@dekalbcountyga.gov

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda will proceed accordingly: Announcement of the case by Staff.

Ten (10) minutes of speaking time will be allocated for the applicant and those in support of the application. Ten (10) minutes of speaking time will be allocated for opponents of the application. Public comments will be limited to two (2) minutes for any application seeking a withdrawal.

Only after the Chair calls for public comment may members of the public speak in support or opposition of an application. After public comment is closed, there will be no more comments allowed from the public. Citizens attending the meeting via the Zoom link must raise their hand in the Zoom application and be acknowledged by the Chair, in order to speak. Citizens attending the meeting via telephone may join the comment queue by pressing # and the number 2. When called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Public comments will then close and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. The Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue. Citizens are not allowed to interrupt or speak out unless called upon by members of the Planning Commission.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners of: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on **Thursday, September 24, 2026 at 5:30 p.m., in-person** (this is not a Zoom meeting) at the Government Services Center, 178 Sams Street, Decatur, Georgia 30030, and via the County website: <https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

- D1** [2025-1621](#) 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, to be developed as Phases 3 and 4 of the existing Champions Runs Subdivision, at 8277 Norris Lake Way.

Attachments: [Z-26-1247833 Recommended Conditions_09.2026](#)

[Z-26-1247833 Sept.2026 Staff Report 8277 Norris Lake Way](#)

[Z-26-1247833 May 2026 Staff Report 8277 Norris Lake Way](#)

[Z-26-1247833 Jan. 2026 Staff Report 8277 Norris Lake Way](#)

(1/6/26 Planning Commission: [Deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(1/22/26 Board of Commissioners - Zoning Meeting: [Deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(5/5/26 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(5/28/26 Board of Commissioners - Zoning Meeting: [Deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

New Cases

- N1** [2026-1098](#) Commission District(s): 1 and 7
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 Embry Hills-Presidential Parkway & Surrounding Communities Placemaking Strategy document's general vision, policies, and goals as guidance for future development of the planned area.

Attachments: [Ch. 5 SAP Comp Plan Sept.2026 Staff Report TA-26-1248180](#)

[Draft Resolution Sept.2026 TA-26-1248180](#)

[Embry Hills-Presidential Parkway Packet PC 8.25.26](#)

- N2** [2026-1099](#) Commission District(s): 4 and 6
Application of Jared Samples to amend the character area from CRC (Commercial Redevelopment Corridor) to the NC (Neighborhood Center) character area to allow for residential development, at 5561-5567 Memorial Drive.

Attachments: [LP-26-1248188 Sept.2026 Staff Report 5561-5567 Memorial Dr.](#)

- N3** [2026-1100](#) Commission District(s): 4 and 6
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 residential development, at 5561-5567 Memorial Drive.

Attachments: [Z-26-1248190 Sept.2026 Staff Report 5561-5567 Memorial Dr](#)

- N4** [2026-1101](#) Commission District(s): 4 and 7
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, at 4850 Redan Road.

Attachments: [SLUP-26-1248176 Sept.2026 Staff Report 4850 Redan Rd](#)

- N5** [2026-1102](#) Commission District(s): 4 and 6
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, at 3970 Norman Road.

Attachments: [Z-26-1248179 Recommended Conditions_09.2026](#)
[Z-26-1248179 09.2026 Staff Report 3970 Norman Road](#)

- N6** [2026-1103](#) Commission District(s): 4 and 6
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, at 4717 East Anderson Road.

Attachments: [SLUP-26-1248182 Sept.2026 Staff Report 4717 E. Anderson Rd](#)

- N7** [2026-1106](#) Commission District(s): 2 and 6
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, at 729 Old Briarcliff Road.

Attachments: [Z-26-1248177 Recommended Conditions_09.2026](#)
[Z-26-1248177 Sept.2026 Staff Report 729 Old Briarcliff Road](#)

- N8** [2026-1107](#) Commission District(s): 5 and 7
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, at 3887 Kirksford Drive.

Attachments: [Z-26-1248186 Recommended Conditions_09.2026](#)
[SLUP-26-1248186 Sept.2026 Staff Report 3887 Kirksford Dr.](#)

- N9** [2026-1108](#) Commission District(s): 3 and 7
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, at 4110 Glenwood Road, Ste. A.

Attachments: [Z-26-1248172 Recommended Conditions 09.2026](#)
[SLUP-26-1248172 Sept.2026 Staff Report 4110 Glenwood Rd, Ste](#)
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