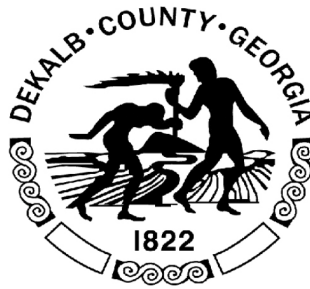


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, September 24, 2026

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multipurpose Room A1201)

Board of Commissioners - Zoning Meeting

Commissioner Chakira Johnson, Presiding Officer, District 4

Commissioner Dr. LaDena Bolton, Deputy Presiding Officer, District 7

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Nicole Massiah, District 3

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Call To Order

Citizens may speak for or against an item that is considered by law to be a zoning ordinance and each side will have ten minutes to present its case. Citizens may also speak for or against an item that is placed on the public hearing agenda but is not a zoning ordinance. In that case, each side will have five minutes to present its case. In the event there is more than one speaker per side, speakers must divide their time in order to complete their full presentation within the ten-minute time allotment, or the five minute time allotment. When the buzzer sounds to indicate that time has run out, the speaker will be expected to immediately cease speaking and to leave the podium area. Prior to speaking, a speaker shall complete a speaker card and present it when approaching the podium. If a speaker has any documents for the commissioners, the speaker shall provide 10 copies when approaching the podium. Seven copies are for the commissioners and the remaining copies are for the planning director, the county attorney and the clerk. Applicants or citizens speaking in favor of an item shall speak first and applicants in zoning ordinance cases shall have the right to reserve time for rebuttal. Opponents of a zoning ordinance item shall have no right of rebuttal. Once the citizens have finished speaking, staff shall make a recommendation for action to the Commission. At this point, citizens are no longer allowed to speak unless called to the podium by an individual commissioner to answer questions or provide information. Speakers should always talk directly into the microphone and begin by stating their name, address and the name of any organization they represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping, yelling, standing or laying in the aisles to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing in place will be permitted to show support for or opposition to a speaker's position.

Roll Call

Deferred Cases

- D1** [2025-1621](#) COMMISSION DISTRICT(S): 5 and 7
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)

(9/1/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

D2 [2026-0143](#)

Commission District(s): 3 and 6

Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone properties from R-75 (Residential Medium Lot-75) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a mixed residential community, at 2674, 2682 and 2690 Gresham Road.

Attachments: [Z-26-1247933 Recommended Conditions 09.24.2026 BOC](#)

[Z-26-1247933 09.2026 BOC Staff Report Gresham Rd](#)

[Z-26-1247933 08.13.2026 BOC Staff Report 2674.2682.2690 Gresham Rd](#)

[Z-26-1247933 July PC Staff Report 2674.2682.2690 Gresham Rd](#)

[Z-26-1247933 March 2026 Staff Report Gresham Road](#)

(3/3/26 Planning Commission: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(3/26/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

(7/7/26 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(8/13/26 Board of Commissioners - Zoning Meeting: Deferred to the Board of Commissioners - Zoning Meeting)

- D3** [2026-0139](#) Commission District(s): 1 and 7
Application of Urbanvue Apartments c/o Battle Law, P.C. to rezone properties from O-I (Office-Institutional) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow a townhome community. at 3003 Chamblee-Tucker Road; 2936 Mercer University Drive. (This item is for decision only).

Attachments: [Z-26-1247923 09.24.2026 BOC Staff Report 3003 ChambleeTuckerRd-2936 MercerUnivDr](#)
[Z-26-1247923 July PC Staff Report 3003 ChambleeTuckerRd-2936 MercerUnivDr](#)
[Z-26-1247923 BOC Staff Report 03.2026 ChamTuckerRd; MercerUnivDrive](#)
[Z-26-1247923 PC Staff Report 03.2026 ChamTuckerRd; MercerUnivDrive](#)

(3/3/26 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)
(3/26/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)
(7/7/26 Planning Commission: Approved with conditions)
(8/13/26 Board of Commissioners - Zoning Meeting: Deferred 30 days to the Board of Commissioners)
(8/13/26 Board of Commissioners - Zoning Meeting: Reconsidered)
(8/13/26 Board of Commissioners - Zoning Meeting: Deferred 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](#)
[EH-PP Draft Resolution 09.2026 BOC 09.15.2026 TA-26-1248180](#)
[Embry Hills-Presidential Parkway Packet 8.25.26](#)
[Presidential Report Appendix](#)
[EH-PP Draft Resolution 09.2026 PC TA-26-1248180](#)

(9/1/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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.](#)

(9/1/26 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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](#)

(9/1/26 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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](#)

(9/1/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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 09.24.2026 BOC Staff Report 3970 Norman Rd](#)
[Z-26-1248179 09.2026 PC Staff Report 3970 Norman Road](#)

(9/1/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

- 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 09.2026 BOC Staff Report 4717 E. Anderson Rd](#)
[SLUP-26-1248182 Sept. PC 2026 Staff Report 4717 E. Anderson Rd](#)

(9/1/26 Planning Commission: [Denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

(9/1/26 Planning Commission: [Approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- 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 09.24.2026 BOC](#)
[Z-26-1248177 09.2026 BOC Staff Report 729 Old Briarcliff Rd](#)
[Z-26-1248177 Recommended Conditions_PC 09.2026](#)
[Z-26-1248177 Sept.2026 PC Staff Report 729 Old Briarcliff Road](#)

(9/1/26 Planning Commission: [Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- 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.](#)

(9/1/26 Planning Commission: [Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- 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 A](#)
[\(9/1/26 Planning Commission: Denied --> \(Sent To\) to the Board of Commissioners - Zoning Meeting\)](#)
[\(9/1/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

- N10 [2026-1235](#) COMMISSION DISTRICT(S): 3 and 7
Application of Sharon Levister for a Street Name Change (SN) on behalf of the County Line Community to request a Street Name Change (SN) to change the street designated as “Davana Drive” to “James Moore Drive”, for property located in the R-75 (Residential Medium Lot-75) zoning district.

Attachments: [Davana Drive SN-26-1248261 09.2026 BOC Staff Report](#)