DeKalb County GEORGIA
404-371-2155 (o)
www.dekalbcountyga.gov/planning

Government Services Center
178 Sams Street
Decatur, GA 30030
www.dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Chief of Executive Officer
Lorraine Cochran-Johnson

Director
Juliana A. Njoku

Planning Commission Meeting Date – Thursday, January 7, 2027, 6:00 PM

(This meeting will be held online, via Zoom.)

Join from PC, Mac, Linux, iOS or Android: https://dekalbcountyga.zoom.us/s/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, January 28, 2027, 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:

D1-2026-1262 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.

NEW CASES:

N1-2026-1598 TA-27-1248358 **Commission District 4 Super District 6**

Application of the Director of Planning and Sustainability to Amend Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is for the adoption of the Decatur Terrace Small Area Plan and its vision, policy, and goals for the future development of the planned area.

N2-2026-1599 TA-27-1248359 **Commission District 3 Super District 6**

Application of the Director of Planning and Sustainability to Amend Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is for the adoption of the Starlight Heights Small Area Plan and its vision, policy, and goals for the future development of the planned area.

N3-2026-1600 Z-27-1248339 **Commission District 4 Super District 7**
18 038 04 035; 18 038 04 034
5313 & 5323 Rockbridge Road, Stone Mountain, GA 30088

Application of Rahber Investments, LLC c/o Battle Law, P.C. to rezone properties from R-100 (Residential Medium Lot-100) zoning district to R-60 (Residential Small Lot-60) zoning district to allow a cottage-court community.

N4-2026-1601 Z-27-1248346 **Commission District 4 Super District 6**
15 201 04 024
1433 Rupert Road, Decatur, GA 30030

Application of Stryant Investments, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow single-family detached dwellings.

N5-2026-1602 Z-27-1248351 **Commission District 4 Super District 7**
18 030 01 115
385 N. Deshon Road, Stone Mountain, GA 30087

Application of Usman Gandhi to rezone property from RSM (Small Lot Residential Mix) zoning district to C-1 (Local Commercial) zoning district to allow the development of a shopping center.

N6-2026-1603 SLUP-27-1248348 **Commission District 2 Super District 6**
18 110 04 017
1790 Lavista Road, Atlanta, GA 30329

Application of LaTrice Parrish for a Special Land Use Permit (SLUP) to allow a place of worship, with an accessory use of a school the R-85 (Residential Medium Lot-85) zoning district.

N7-2026-1604 SLUP-27-1248352 **Commission District 5 Super District 7**
16 003 01 002
4957 Redan Road, Stone Mountain, GA 30088

Application of Alfonso Doughty/Justin Alto for a Special Land Use Permit (SLUP) for an addition to an existing place of worship in the C-1 (Local Commercial) and the Hidden Hills Overlay District.

DeKalb County Planning Commission
January 2027 Cases

DeKalb County
GEORGIA

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Application January 2027

- 1790 LaVista Road, Atlanta 30329 (D2 & 6)
- 1433 Rupert Road, Decatur 30030 (D4 & 6)
- 5313 & 5323 Rockbridge Road, Stone Mountain 30088 (D4 & 7)
- 385 N Deshon Road, Stone Mountain 30087 (D4 & 7)
- 4957 Redan Road, Stone Mountain 30088 (D5 & 7)
- Decatur Terrace SAP
- Starlight Heights SAP

Commissioner District 1

Commissioner District 2

Commissioner District 3

Commissioner District 4

Commissioner District 5

Dunwoody
Doraville
Chamblee
Brookhaven
Tucker
Clarkston
Stone Mountain
Pine Lake
Decatur
Atlanta
Stonecrest
Lithonia
285
85
78
20
675

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

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Miles