DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda

Thursday, November 19, 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

Roll Call

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.

Deferred Cases

D1 2026-0453 COMMISSION DISTRICT(S): 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.

Attachments: TA-26-1248040 Nov '26 Staff Report Residential Entertainment
TA-26-1248040 Nov '26 RE draft 10.1.26 v.1
TA-26-1248040 Residential Entertainment 08.13.26 BOC Staff Report
TA-26-1248040 Residential Entertainment May 2026 Staff Report
TA-26-1248040 Residential Entertainment 05.2026 draft ordinance

(5/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/12/26 PECS-Planning, Economic Development & Community Services Committee: Recommended holding in committee to the Board of Commissioners)

(5/28/26 Board of Commissioners - Zoning Meeting: Deferred to the Board of Commissioners - Zoning Meeting)

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

(11/5/26 Planning Commission: Withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

D2 2026-0629

COMMISSION DISTRICT(S): 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.

Attachments: TA-26-1248066 Nov '26 Staff Report Chronic Nuisance
TA-26-1248066 Chronic Nuisance Nov '26 - Redline Copy (1)
TA-26-1248066 Chronic Nuisance 08.13.2026 BOC Staff Report
TA-26-1248066 Chronic Nuisance May 2026 Staff Report
TA-26-1248066 Chronic Nuisance draft ordinance May 2026

(5/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/12/26 PECS-Planning, Economic Development & Community Services Committee: Recommended holding in committee to the Board of Commissioners)

(5/28/26 Board of Commissioners - Zoning Meeting: Deferred to the Board of Commissioners - Zoning Meeting)

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

(11/5/26 Planning Commission: Withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

D3 2026-0150 Commission District(s): 3 and 6

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, at 1680 and 1700 Henrico Road.

Attachments: LP-26-1247932 Nov '26 BOC Staff Report 1680.1700 Henrico Rd
LP-26-1247932 Nov '26 PC Staff Report 1680.1700 Henrico Rd
LP-26-1247932 08.13.26 BOC Staff Report 1680 & 1700 Henrico Rd
LP-26-1247932 July PC Staff Report 1680 & 1700 Henrico Road
LP-26-1247932 BOC Staff Report 03.2026 1680 & 1700 Henrico Road
LP-26-1247932 03.2026 PC Staff Report Henrico Road

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

(3/3/26 Planning Commission: Denied --> (Sent To) 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: Denied --> (Sent To) to the Board of Commissioners - Zoning Meeting)

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

(11/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

D4 2026-0151 Commission District(s): 3 and 6

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 a single-family, residential development, at 1680, 1690 and 1700 Henrico Road.

Attachments: Z-26-1247931 Recommended Conditions_Nov. 2026
Z-26-1247931 Nov '26 BOC Staff Report 1680.1690.1700 Henrico Rd
Z-26-1247931 Nov '26 PC Staff Report 1680.1690.1700 Henrico Rd
Z-26-1247931 Recommended Conditions_08.13.2026 BOC
Z-26-1247931 08.13.2026 BOC Staff Report 1680.1690.1700 Henrico Rd
Z-26-1247931 Recommended Conditions_July PC 2026
Z-26-1247931 July PC Staff Report 1680.1690.1700 Henrico Rd
Z-26-1247931 03.2026 Staff Report 1680.1690.1700 Henrico Road

(3/3/26 Planning Commission: Denied --> (Sent To) 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: Denied --> (Sent To) to the Board of Commissioners - Zoning Meeting)

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

(11/5/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

D5 2026-0712 Commission District(s): 4 and 7
Application of Rooted in Christ Academy, LLC c/o Chiquita Stokes for a Special Land Use Permit (SLUP) to allow a child daycare facility for up to six children in the R-100 (Residential Medium Lot-100) zoning district, at 6706 Princeton Park Trail.

Attachments: SLUP-26-1248093 Nov '26 Staff Report 6706 Princeton Park Trl
SLUP-26-1248093 07.2026 Staff Report 6706 Princeton Park Trl

(7/7/26 Planning Commission: Tabled)

(7/7/26 Planning Commission: Approved with conditions)

(7/7/26 Planning Commission: Taken off table)

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

(8/25/26 Board of Commissioners: Deferred with a stop to the Board of Commissioners - Zoning Meeting)

(11/5/26 Planning Commission: Approved with conditions to the Board of Commissioners - Zoning Meeting)

D6 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 residential development, at 5561-5567 Memorial Drive.

Attachments: LP-26-1248188 Nov 26 Staff Report 5561 Memorial Dr

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)

(9/24/26 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(11/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

D7 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 residential development, at 5561-5567 Memorial Drive.

Attachments: Z-26-1248190 (2026-1101) Recommended Conditions

Z-26-1248190 Nov '26 Staff Report 5561-5567 Memorial Dr

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)

(9/24/26 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(11/5/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

D8 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 Nov '26 BOC Staff Report 3970 Norman Rd
Z-26-1248179 Nov '26 PC Staff Report 3970 Norman Rd
Z-26-1248179 Recommended Conditions_09.2026
Z-26-1248179 09.2026 PC Staff Report 3970 Norman Road
Z-26-1248179 09.2026 BOC Staff Report 3970 Norman Road_v2

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

(9/24/26 Board of Commissioners - Zoning Meeting: Deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

(11/5/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

New Cases

N1 2026-1260 COMMISSION DISTRICT(S): 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.

Attachments: DRAFT P&S Adoption of 2027-28 Zoning Calendar and Resolution TA-26-1248245

(11/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

N2 2026-1261

COMMISSION DISTRICT(S): 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.

Attachments: Comp Housing Plan TA-26-1248257 Nov '26 Staff Report
CHP Resolution TA-26-1248257_Nov '26
DRAFT 3 Comprehensive Housing Plan
TA-26-1248257 Appendixes

(11/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

N3 2026-1262

COMMISSION DISTRICT(S): 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.

Attachments: TA-26-1248277 Nov '26 Staff Report Ch. 21 Sign Code

(11/5/26 Planning Commission: Deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

N4 2026-1263

COMMISSION DISTRICT(S): 2 and 6
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 the development of single-family homes, at 3430 N. Druid Hills Road.

Attachments: Z-26-1248243 Nov '26 BOC Staff Report 3430 N. Druid Hills Rd
Z-26-1248243 Nov '26 PC Staff Report 3430 N. Druid Hills Rd

(11/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

N5 2026-1264

COMMISSION DISTRICT(S): 3 and 7
Application of Cultivate Communities c/o Battle Law, P.C. to rezone property from the R-100 (Residential Medium Lot-100) zoning district to the RSM (Small Lot Residential Mix) zoning district to allow a residential development.

Attachments: Z-26-1248278 Nov '26 Staff Report 5370.5378.5384 Flat Shoals Pkwy

(11/5/26 Planning Commission: Deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

N6 2026-1265 COMMISSION DISTRICT(S): 3 and 6
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 Tier 4 of the Bouldercrest Overlay District and the M (Light Industrial) zoning district, at 4271 Bowman Industrial Court.

Attachments: SLUP-26-1248279 Nov. 26 Staff Report 4271 Bowman Industl Ct.

(11/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

N7 2026-1266 COMMISSION DISTRICT(S): 3 and 6
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 Tier 5 Corridor 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district, at 2001 River Road.

Attachments: SLUP-26-1248280 Nov '26 BOC Staff Report 2001 River Rd
SLUP-26-1248280 Nov '26 PC Staff Report 2001 River Rd

(11/5/26 Planning Commission: Approved with conditions to the Board of Commissioners - Zoning Meeting)

N8 2026-1267 COMMISSION DISTRICT(S): 5 and 7
Application of Reginald Crayton to rezone property from RSM (Small Lot Residential Mix) zoning district to the R-85 (Residential Medium Lot-85) zoning district to allow the expansion of an existing place of worship, at 4710 Mandy Wicker Lane.

Attachments: Z-26-1248271 (2026-1267) Recommended Conditions
Z-26-1248271 Nov '26 BOC Staff Report 4710 Mandy Wicker Ln
Z-26-1248271 Nov '26 PC Staff Report 4710 Mandy Wicker Ln

(11/5/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N9 2026-1268 COMMISSION DISTRICT(S): 5 and 7
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, 4710 Mandy Wicker Lane; 1821 S. Hairston Road.

Attachments: SLUP-26-1248272 (2026-1268) Recommended Conditions
SLUP-26-1248272 Nov '26 BOC Staff Report Mandy Wicker Ln; S. Hairston Rd
SLUP-26-1248272 Nov '26 PC Staff Report Mandy Wicker Ln; S. Hairston Rd

(11/5/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N10 2026-1269 COMMISSION DISTRICT(S): 3 and 6
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow fuel pumps in Tier 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district, at 2510 Bouldercrest Road.

Attachments: SLUP-26-1248268 (fuel pumps) Nov '26 Staff Report 2510 Bldrcrst Rd

(11/5/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

N11 2026-1270 COMMISSION DISTRICT(S): 3 and 6
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet Tier 1 of the Bouldercrest Overlay District and in the C-1 (Local Commercial) zoning district, at 2510 Bouldercrest Road.

Attachments: SLUP-26-1248269 (Alcohol) Nov '26 Staff Report 2510 Bldrcrst Rd

(11/5/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)