# **DeKalb County Government**

178 Sams Street Decatur, GA 30030



## Agenda

Thursday, November 20, 2025

5:30 PM

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

## **Board of Commissioners - Zoning Meeting**

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1
Commissioner Chakira Johnson, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Edward "Ted" Terry, Super District 6
Commissioner Dr. LaDena Bolton, Super District 7

### 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** 2025-0972 COMMISSION DISTRICT(S): All Districts

> Application of the Director of Planning and Sustainability to amend Chapter 27 to Establish a Definition, Regulatory Guidelines, and Development Standards for Data Centers in M (Industrial), M-2 (Heavy Industrial), O-I (Office-Institutional), and O-D (Office-Distribution) zoning districts. This

text amendment is County-wide.

**Attachments:** 2025-0972 Data Centers Nov. 2025 BOC Staff Report

TA-25-1247647

DRAFT 3 - Data Centers Text Amendment Ordinance Nov. BOC

TA-25-1247647

TA-25-1247647 (2025-0972) Sept. BOC 2025 Staff Report Data

Centers

Data Centers Text Amendment Ordinance draft

TA-25-1247647 Sept. 2025

TA-25-1247647 (2025-0972) Sept. PC 2025 Staff Report Data

Centers

(9/9/25 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

(9/30/25 Board of Commissioners - Zoning Meeting: <u>deferred for a full cycle</u> to the Board of Commissioners - Zoning Meeting)

(11/6/25 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

**D2** 2025-0628 COMMISSION DISTRICT(S): Commission District 01 Super District 07 Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP to rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential - 1) zoning district to allow for single-family, attached and multi-family developments, at 3265 Northeast Expressway.

Attachments: Z-25-1247529 (2025-0628) Nov. 2025 Recommended Conditions

Z-25-1247529 Nov. 2025 Staff Report 3265 Northeast Expressway

Z-25-1247529 Sept. 2025 BOC Staff Report 3265 Northeast

Expressway

Z-25-1247529 (2025-0628) PC Recommended Conditions Sept.

2025

Z-25-1247529 Sept. PC 2025 Staff Report 3265 Northeast

Expressway

Z-25-1247529 (2025-0628) July BOC Recommended

Conditions 07.09.2025

Z-25-1247529 July BOC 2025 Staff Report 3265 Northeast

Expressway

Z-25-1247529 (2025-0628) July PC Recommended Conditions

Z-25-1247529 July PC 2025 Staff Report 3265 Northeast

Expressway

(7/8/25 Planning Commission: Full cycle deferral to the Board of

Commissioners - Zoning Meeting)

(7/24/25 Board of Commissioners - Zoning Meeting: Full cycle deferral to

the Board of Commissioners - Zoning Meeting)

(9/9/25 Planning Commission: Full cycle deferral to the Board of

Commissioners - Zoning Meeting)

(9/30/25 Board of Commissioners - Zoning Meeting: deferred for a full cycle

to the Board of Commissioners - Zoning Meeting)

(11/6/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting) **D3** 2025-0960 COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Memorial Properties, Inc. c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district) to O-I (Office-Institution) zoning district to allow a funeral home in conjunction with an existing cemetery, at 700 Jordan Lane.

Attachments: Z-25-1247566 (2025-0960) Recommended conditions Nov 2025

BOC - 700 Jordan Lane

Z-25-1247566 Nov. 2025 BOC Staff Report 700 Jordan Lane

Z-25-1247566 Sept. 2025 Staff Report 700 Jordan Lane

(9/9/25 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(9/30/25 Board of Commissioners - Zoning Meeting: deferred to the Board of Commissioners - Zoning Meeting)

**D4** 2025-0970 COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District, 4280 & 4358 Loveless Place; and, 2281 Pineview Trail.

**Attachments:** SLUP-25-1247635 Nov. 2025 BOC Staff Report 4280 & 4358

Loveless Pl; 2281 Pineview Trl

Substitute 2025-0970 Sept. 30 BOC Staff Report SLUP-25-1247635

SLUP-25-1247635 Sept. PC 2025 Staff Report 4280 & 4358

Loveless Pl: 2281 Pineview Trl

(9/9/25 Planning Commission: denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(9/30/25 Board of Commissioners - Zoning Meeting: <u>deferred sub</u>stitute to the Board of Commissioners - Zoning Meeting)

### **New Cases**

N1 2025-1221 COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Marvin Gavins, II to rezone property from R-75 (Residential Medium Lot-75) zoning district and Tier 2 of the Scottdale Overlay district to RSM (Small Lot Residential Mix) zoning district and Tier 1 of the Scottdale Overlay District to allow for the development of a duplex, at 447 Warren Avenue.

**Attachments:** Z-25-1247710 (2025-1221) Nov. 2025 BOC Recommended

Conditions

Z-25-1247710 Nov. 2025 BOC Staff Report 447 Warren Avenue Z-25-1247710 Nov. 2025 PC Staff Report 447 Warren Avenue

(11/6/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N<sub>2</sub> 2025-1222

**N3** 

COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr. for a Special Land Use Permit (SLUP) to allow a drive-through for a grocery store pharmacy in the MU-4 (Mixed-Use High Density) zoning district, at 2050 Lawrenceville Highway.

2025-1223

Attachments: SLUP-25-1247734 Nov. 2025 BOC Staff Report 2050 Lawrenceville

Hwv

SLUP-25-1247734 Nov. 2025 PC Staff Report 2050 Lawrenceville

Hwy

(11/6/25 Planning Commission: approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

COMMISSION DISTRICT(S): Commission District 04 Super District 06

Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow fuel pumps for a convenience store in the C-1 (Local Commercial) zoning

district, at 4144 Memorial Drive and 3416 Covington Highway.

**Attachments:** SLUP-25-1247732 (2025-1223) Recommended Conditions

SLUP-25-1247732 Nov. 2025 Staff Report 4144 Memorial Drive

(11/6/25 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N4	2025-1224  Attachments:	COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Rohail Hada 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 4144 Memorial Drive and 341 Covington Highway.  SLUP-25-1247734 (2025-1224) Recommended Conditions SLUP-25-1247733 Nov. 2025 Staff Report 4144 Memorial Drive
		(11/6/25 Planning Commission: <u>approved with conditions per staff</u> recommendation to the Board of Commissioners - Zoning Meeting)
N5	2025-1225	COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Memorial Market, LLC c/o Kathryn M. Zickert for a Special Land Use Permit (SLUP) to allow fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district, at 4717 Memorial Drive.
	Attachments:	SLUP-25-1247735 Nov. 2025 BOC Staff Report 4144 Memorial Dr.  - fuel pumps SLUP-25-1247735 Nov. 2025 PC Staff Report 4144 Memorial Dr.
		(11/6/25 Planning Commission: withdrawal per the applicant's request to the Board of Commissioners - Zoning Meeting)
N6	2025-1226	COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Memorial Market, LLC c/o Kathryn M. Zickert 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 4717 Memorial Drive.
	Attachments:	SLUP-25-1247739 Nov. 2025 BOC Staff Report 4717 Memorial Dr.  - beer-wine sales SLUP-25-1247739 Nov. 2025 PC Staff Report 4717 Memorial Dr.
		(11/6/25 Planning Commission: withdrawal per the applicant's request to the Board of Commissioners - Zoning Meeting)
N7	2025-1304	COMMISSION DISTRICT(S): All Districts Application of the Director of Planning and Sustainability to adopt the 2026-27 Zoning/Community Council Calendar and Resolution. This text amendment is County-wide.
	Attachments:	2026-27 Zoning Calendar & Resolution Nov. 2025 BOC
		(11/6/25 Planning Commission: approval per staff recommendation to the

**Board of Commissioners - Zoning Meeting)**