

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Summary

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.

Deferred to the Board of Commissioners Meeting, scheduled on December 16, 2025 for Decision Only

- 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.
Deferred to the Board of Commissioners Meeting, scheduled on
December 16, 2025 for Decision Only
- 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.
Approved with conditions
- 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.
Deferred to the Board of Commissioners Meeting, on January 13,
2026 for Decision Only

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.
Approved with conditions

- N2 [2025-1222](#) **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.
Deferred to the Board of Commissioners Meeting, scheduled on
December 9, 2025 for Decision Only
- N3 [2025-1223](#) **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.
Deferred to the Board of Commissioners Meeting, scheduled on
December 9, 2025 for Decision Only
- N4 [2025-1224](#) **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.
Deferred to the Board of Commissioners Meeting, scheduled on
December 9, 2025
- 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.
Withdrawn without prejudice
- 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.
Withdrawn without prejudice

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.

Approved the substitute