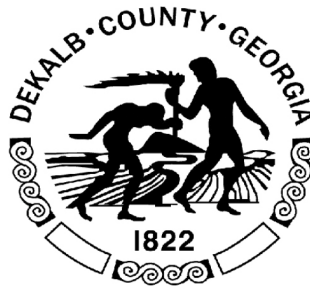


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, August 13, 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** [2025-0970](#) Commission District(s): 3 and 6
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-26-1247635 07.26 Staff Report 4280&4358 LovelessPl; 2281 PineviewTrl](#)
[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: Deferred substitute to the Board of Commissioners - Zoning Meeting)

(11/20/25 Board of Commissioners - Zoning Meeting: Deferred to the Board of Commissioners)

(1/13/26 Board of Commissioners: Deferred to the Board of Commissioners - Zoning Meeting)

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

D2 [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.

Attachments: [Z-26-1247923 08.13.2026 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)

D3 [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 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)

D4 [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 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)

D5 [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 for a single-family, residential development, at 1680, 1690 and 1700 Henrico Road.

Attachments: [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)

D6 [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 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)

- D7** [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 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](#))

New Cases

- N1** [2026-0707](#) Commission District(s): 5 and 7
Application of Virginia Singh and Manbir Singh for a Special Land Use Permit (SLUP) to allow a package store in the C-2 (General Commercial) zoning district and Tier 1 of the Hidden Hills Overlay District, at 5395 Covington Highway.

Attachments: [SLUP-26-1247923 08.13.2026 BOC Staff Report 5395 Covington Hwy](#)
[SLUP-26-1247923 July PC Staff Report 5395 Covington Hwy](#)

(7/7/26 Planning Commission: [Denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N2** [2026-0708](#) Commission District(s): 3 and 7
Application of Jamila Brown to rezone property from R-75 (Residential Medium Lot-75) and Tier 2 of the I-20 Overlay District to C-1 (Local Commercial) zoning district and Tier 2 of the I-20 Overlay District, at 2570 McAfee Road.

Attachments: [Z-26-1248023 Recommended Conditions_Aug BOC 2026](#)
[Z-26-1248023 08.13.2026 BOC Staff Report 2570 McAfee Road](#)
[Z-26-1248023 Recommended Conditions_July PC 2026](#)
[Z-26-1248023 July PC 2026 Staff Report 2570 McAfee Road](#)

(7/7/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N3 [2026-0709](#) Commission District(s): 2 and 6
Application of Mohammad Alawneh to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow salon suites, at 3040 Briarcliff Road.

Attachments: [Z-26-1248094 Recommended Conditions_July 2026](#)
[Z-26-1248094 July 2026 Staff Report 3040 Briarcliff Road](#)

(7/7/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N4 [2026-0710](#) Commission District(s): 5 and 7
Application of Love Bugs Learning Home c/o John View for a Special Land Use Permit (SLUP) to allow a child daycare facility for up to six (6) children in the R-100 (Residential Medium Lot-100) zoning district, at 3319 Tarragon Drive.

Attachments: [SLUP-26-1248091 08.13.2026 BOC Staff Report 3319 Tarragon Dr.](#)
[SLUP-26-1248091 Recommended Conditions_July PC 2026](#)
[SLUP-26-1248091 July 2026 PC Staff Report 3319 Tarragon Dr.](#)

(7/7/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N5 [2026-0711](#) Commission District(s): 4 and 6
Application of Claudette Pile for a Special Land Use Permit (SLUP) renewal to allow a Personal Care Home (PCH) for up to six clients in the R-85 (Residential Medium Lot-85) zoning district, at 4293 Hambrick Way.

Attachments: [SLUP-26-1248092 Recommended Condition_July 2026](#)
[SLUP-26-1248092 July 2026 Staff Report 4293 Hambrick Way](#)

(7/7/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N6 [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) for 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 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)

- N7 [2026-0824](#) COMMISSION DISTRICT(S): 3 and 6
Application of the Director of Planning & Sustainability to amend the land use plan from Light Industrial (LIND) character area to Suburban (SUB) character area, at 1670 Henrico Road.

Attachments: [LP-26-1248110 08.13.2026 BOC Staff Report 1670 Henrico Rd](#)
[LP-26-1248110 July PC Staff Report 1670 Henrico Road](#)

(7/7/26 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

- N8 [2026-0825](#) Commission District(s): 3 and 6
Application of Director of Planning & Sustainability 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, at 1670 Henrico Road.

Attachments: [Z-26-1248109 08.13.2026 BOC Staff Report 1670 Henrico Road](#)
[Z-26-1248109 07.26 PC Staff Report 1670 Henrico Road](#)

(7/7/26 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

- N9 [2026-0826](#) Commission District(s): 3 and 6
Application of Director of Planning & Sustainability to amend the land use plan from Light Industrial (LIND) character area to Suburban (SUB) character area, at 1734 Henrico Road.

Attachments: [LP-26-1248113 08.13.2026 BOC Staff Report 1734 Henrico Rd](#)
[LP-26-1248113 July PC Staff Report 1734 Henrico Road](#)

(7/7/26 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

- N10** [2026-0827](#) COMMISSION DISTRICT(S): 3 and 6
Application of Director of Planning & Sustainability 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, at 1734 Henrico Road.

Attachments: [Z-26-1248111 08.13.2026 BOC Staff Report 1734 Henrico Road](#)
[Z-26-1248111 07.26 PC Staff Report 1734 Henrico Road](#)

(7/7/26 Planning Commission: deferred for three full cycles to the Board of Commissioners - Zoning Meeting)

- N11** [2026-0713](#) Commission District(s): 4, 5, and 7
Application of the Director of Planning & Sustainability to amend Chapter 27-3.37 Division 37 of the DeKalb County Code of Ordinances. This application is for the amendment of the Greater Hidden Hills Overlay District to align with the vision and goals of the community for the future development of the area..

Attachments: [TA-26-1248095 GHH OVD 08.13.2026 BOC Staff Report](#)
[Clean TA-26-1248095 GHHOVD resolution_07.30.2026](#)
[Redline TA-26-1248095 GHHOVD resolution_07.30.2026](#)
[TA-26-1248095 GHH OVD July PC Staff Report](#)
[TA-26-1248095 GHH OVD draft ordinance_July PC](#)

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