



DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda

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

Thursday, May 28, 2026

5:30 PM

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

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 [2025-1621](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of D.R. Horton c/o Battle Law, P.C. to rezone property from
R-85 (Residential Medium Lot-85) zoning district to RNC (Residential
Neighborhood Conservation) zoning district for the development of up to
214 single-family detached dwellings, at 8277 Norris Lake Way.

Attachments: [Z-26-1247833 May 2026 Staff Report 8277 Norris Lake Way](#)
[Z-26-1247833 Jan. 2026 Staff Report 8277 Norris Lake Way](#)

D2 [2026-0146](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of SAWA Partners, LLC c/o Teweldemedhin Gebremeskel for a
Special Land Use Permit (SLUP) to allow a recycling plant (recycling
concrete business) in the M (Industrial) zoning district, at 1313 and 1303
Lithonia-Industrial Boulevard.

Attachments: [SLUP-26-1247921 \(2026-0146\) BOC Recommended Conditions](#)
[SLUP-26-1247921 05.2026 BOC Staff Report 1313&1303](#)
[Lithonia-Industrial Blvd.](#)
[SLUP-26-1247921 \(2026-0146\) May PC 2026 Recommended](#)
[Conditions](#)
[SLUP-26-1247921 May PC 2026 Staff Report 1313&1303](#)
[Lithonia-Industrial Blvd.](#)
[SLUP-26-1247921 March 2026 Staff Report Lithonia-Industrial Blvd](#)

New Cases

N1 [2026-0443](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Optimal Consulting, LLC to rezone property from R-75
(Residential Medium Lot-75) to RSM (Small Lot Residential Mix) zoning
district to allow residential homes, at 1942 Columbia Drive.

Attachments: [Z-26-1247988 Recommended Conditions](#)
[Z-26-1247988 May 2026 Staff Report 1942 Columbia Dr.](#)

N2 [2026-0444](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Swig c/o Gaskins & LeCraw for a major modification to
remove existing zoning conditions pursuant to CZ-88168 in the C-1 (Local
Commercial) zoning district and replace them with new zoning conditions, at
2960 North Druid Hills Road.

Attachments: [CZ-26-1248015 05.2026 BOC Staff Report 2960 N. Druid Hills Rd](#)
[CZ-26-1248015 \(2026-0444\) Recommended Conditions](#)
[CZ-26-1248015 May PC 2026 Staff Report 2960 N. Druid Hills Rd](#)

- N3 [2026-0445](#) COMMISSION DISTRICT(S): Commission District 02 Super District 06 Application of Swig c/o Gaskins & LeCraw for a Special Land Use Permit (SLUP) to allow a drive-through facility in an Activity Center in the C-1 (Local Commercial) zoning district, at 2960 North Druid Hills Road.

Attachments: [SLUP-26-1248014 05.2026 BOC Staff Report 2960 N. Druid Hills Rd](#)
[SLUP-26-1248014 \(2026-0444\) Recommended Conditions](#)
[SLUP-26-1248014 May PC 2026 Staff Report 2960 N. Druid Hills Rd](#)

- N4 [2026-0448](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of My Next Home Pro, LLC to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district, at 711 & 705 Hillmont Avenue.

Attachments: [LP-26-1247955 May 2026 Staff Report 711 & 705 Hillmont Ave.](#)

- N5 [2026-0449](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of My Next Home Pro, LLC to rezone properties from C-1 (Local Commercial) zoning district to R-60 (Residential Small Lot-60) zoning district to construct a new single-family residence, at 711 & 705 Hillmont Avenue.

Attachments: [Z-26-1247887 BOC Recommended Condition](#)
[Z-26-1247887 05.2026 BOC Staff Report 711 & 705 Hillmont Ave.](#)
[Z-26-1247887 PC Recommended Conditions](#)
[Z-26-1247887 May PC 2026 Staff Report 711 & 705 Hillmont Ave.](#)

- N6 [2026-0450](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station, at 4700 East Ponce de Leon Avenue.

Attachments: [Z-26-1248013 05.2026 BOC Staff Report 4700 E. Ponce de Leon Ave.](#)
[Z-26-1248013 May PC 2026 Staff Report 4700 E. Ponce de Leon Ave.](#)

N7 [2026-0451](#) COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of 3 Ladies & A Heart c/o Charika Mckenzie for a Special Land
Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6)
adults in the R-100 (Residential Medium Lot-100) zoning district, at 1179
Old Coach Road.

Attachments: [SLUP-26-1248019 05.2026 BOC Staff Report 1179 Old Coach Road](#)
[SLUP-26-1248019 BOC Recommended Conditions](#)
[SLUP-26-1248019 May PC BOC 2026 Staff Report 1179 Old Coach
Road](#)

N8 [2026-0452](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Tori Engineering c/o Amber Lee to rezone property from
R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small
Lot-60) zoning district to allow twelve (12) single-family homes, at 2697
Kelly Lake Road.

Attachments: [Z-26-1248021 Recommended BOC Conditions_revised 05.14.2026](#)
[Z-26-1248021 05.2026 BOC Staff Report 2697 Kelly Lake Road](#)
[Z-26-1248021 PC Recommended Conditions](#)
[Z-26-1248021 May PC 2026 Staff Report 2697 Kelly Lake
Road_rev](#)

N9 [2026-0447](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of QuikTrip Corporation for a Special Land Use Permit (SLUP)
to allow a drive-through facility (car wash) in an activity center in the C-1
(Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial
Drive.

Attachments: [SLUP-26-1248016 May BOC Recommended Conditions](#)
[SLUP-26-1248016 05.2026 BOC Staff Report 4733.4773.4775
Memorial Dr.](#)
[SLUP-26-1248016 May PC Recommended Conditions](#)
[SLUP-26-1248016 May PC 2026 Staff Report 4733.4773.4775
Memorial Dr.](#)

N10 [2026-0489](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

Attachments: [SLUP-26-1248043 May BOC Recommended Conditions](#)
[SLUP-26-1248043 05.2026 BOC Staff Report 4733.4773.4775 Memorial Dr.](#)
[SLUP-26-1248043 PC Recommended Conditions](#)
[SLUP-26-1248043 May PC 2026 Staff Report 4733.4773.4775 Memorial Dr.](#)

N11 [2026-0490](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow fuel pumps in an activity center (Town Center) character area in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

Attachments: [SLUP-26-1248044 May BOC Recommended Conditions](#)
[SLUP-26-1248044 05.2026 BOC Staff Report 4733.4773.4775 Memorial Dr.](#)
[SLUP-26-1248044 PC Recommended Conditions](#)
[SLUP-26-1248044 May PC 2026 Staff Report 4733.4773.4775 Memorial Dr.](#)

N12 [2026-0534](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Avondale Church of Christ c/o Battle Law, P.C. to rezone property from the R-75 (Residential Medium Lot-75) zoning district to the OI (Office Institutional) zoning district to allow for an existing place of worship, at 4017 Memorial Drive.

Attachments: [Z-26-1248010 May 2026 Staff Report 4017 Memorial Dr.](#)

N13 [2026-0630](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of the Director of Planning & Sustainability to amend Section 27-3.39 to update the Bouldercrest-Cedar Grove-Moreland Overlay District to allow limited office uses, when subject to a Special Land Use Permit and additional criteria with Tier V of the overlay.

Attachments: [TA-26-1248067 May 2026 Staff Report Bouldercrest Tier V Office](#)
[TA-26-1248067 DeKalb Bouldercrest Tier V Office ordinance May 2026](#)

- N14** [2026-0628](#) COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to amend Chapter 24 pertaining to an excise tax on Short-Term Rentals and Chapter 27 pertaining to zoning, for the purpose of clarifying provisions. This text amendment is County-wide.

Attachments: [TA-26-1248065 May 2026 Staff Report Short-Term Rentals](#)
[TA-26-1248065 DRAFT_STR Ordinance Amendment](#)

- N15** [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 May 2026 Staff Report](#)
[TA-26-1248040 Residential Entertainment 05.2026 draft ordinance](#)

- N16** [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 May 2026 Staff Report](#)
[TA-26-1248066 Chronic Nuisance draft ordinance May 2026](#)

- N17** [2026-0509](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of Shallowford Grocery Atlanta, Inc. c/o Terry Bailey for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-2 (General Commercial) zoning district, at 2615 Shallowford Road.

Attachments: [SLUP-26-1247395 05.2026 BOC Staff Report 2615 Shallowford Road](#)