

DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, November 6, 2025

6:00 PM

via Zoom

Planning Commission

Chairperson Tess Snipes
Chair Jon West (1st Vice-Chair)
Chair LaSonya Osler (2nd Vice-Chair)

Member Deanna Murphy (Dist. 1)
Member Sarah Zou (Dist. 2)
Member Vivian Moore (Dist. 3)
Member LaSonya Osler (Dist. 4)
Member Jan Costello (Dist. 5)
Member Winton Cooper (Dist. 6)
Member Edward Patton (Dist. 7)

Call To Order

The DeKalb County Planning Commission will hold its online zoning meeting on Thursday, November 6, 2025, at 6:00 p.m. This meeting will be conducted via tele-conference (Zoom).

The public is invited to Join from PC, Mac, Linux, iOS or Android: Join from PC, Mac, Linux, iOS or Android: <https://dekalbcountyga.zoom.us/j/87468073122> or telephone dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting. Citizens have until 3 business days prior to the hearing date to email documents for inclusion into the official record by submitting such materials to plansustain@dekalbcountyga.gov

Legal noticing and posting of signs have been completed in accordance with requirements of the DeKalb County Zoning Ordinance. The items on this agenda were presented at Community Council review meetings last month. The Planning Department has prepared the required ordinances as well as the staff analysis, findings of facts, and recommendations for all applications that are on tonight's agenda. Each case on the agenda shall be proceeded accordingly: Announcement of the case by Staff. Ten (10) minutes of speaking time will be allocated for the applicant and those in support of the application. Ten (10) minutes of speaking time will be allocated for opponents of the application. Public comments will be limited to two (2) minutes for any application seeking a withdrawal.

Citizens attending the meeting via the Zoom link will be able to join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. When called upon, citizens are asked to please state their name and address for the record. The public is also asked to be conscious of speaking time so that everyone may have an opportunity to provide input in the allotted time.

Public comments will then close and Planning Commission members will commence discussing the merits of the application with respect to the evaluation criteria, staff analysis and public testimony presented at this hearing. The Planning Commissioners may ask questions of the Staff, applicant or public for clarification of an issue. Citizens are not allowed to interrupt or speak out unless called upon by members of the Planning Commission.

The Planning Commission will then make a motion to adopt the findings of facts for the record as presented in the staff analysis, or as modified by the Planning Commission followed by a recommendation to the Board of Commissioners of: Approval, Approval with conditions, Denial, Deferral, or Withdrawal without prejudice.

Cases on this agenda will be heard at a public hearing before the Board of Commissioners on Thursday, November 20, 2025 @ 5:30 p.m., in-person (this is not a Zoom meeting) at the Government Services Center, 178 Sams Street, Decatur, Georgia 30030, and via the County website: <https://www.dekalbcountyga.gov/dctv/dctv-live-broadcast>

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: [Dir. P&S Data Centers \(2025-0972\) Nov. 2025 Staff Report TA-25-1247647](#)
[Draft 3 Update Data Centers Text Amendment Ordinance draft TA-25-1247647 Nov. 4, 2025](#)
[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](#)
[\(9/9/25 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)
[\(9/30/25 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

- 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](#)
[\(7/8/25 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)
[\(7/24/25 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)
[\(9/9/25 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting\)](#)
[\(9/30/25 Board of Commissioners - Zoning Meeting: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

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 \(2025-1221\) Recommended Conditions](#)
[Z-25-1247710 Nov. 2025 Staff Report 447 Warren Avenue](#)

- 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.
- Attachments:** [SLUP-25-1247734 Nov. 2025 Staff Report 2050 Lawrenceville Hwy](#)
- 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.
- Attachments:** [SLUP-25-1247732 \(2025-1223\) Recommended Conditions](#)
[SLUP-25-1247732 Nov. 2025 Staff Report 4144 Memorial Drive](#)
- 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.
- Attachments:** [SLUP-25-1247734 \(2025-1224\) Recommended Conditions](#)
[SLUP-25-1247733 Nov. 2025 Staff Report 4144 Memorial Drive](#)
- 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 Staff Report 4144 Memorial Dr.](#)
- 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 Staff Report 4717 Memorial Dr.](#)
- 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 and Resolution TA-25-1247742](#)