

DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Thursday, January 22, 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

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 [2024-1442](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07 Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a Major Modification of zoning conditions pursuant to CZ-18-22130 for the development of up to 182 single-family detached dwellings in the RNC (Residential Neighborhood Conservation) zoning district, at 7788 Pleasant Hill Road; 1716 Pleasant Hill Trail; 7900 Pleasant Hill Road; 7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road; 7890 Pleasant Hill Road.

Attachments: [CZ-25-1247294 \(2024-1442\) Recommended Conditions Jan. 2026](#)

[CZ-25-1247294 Jan. 2026 Staff Report 7788 Pleasant Hill Road & others](#)

[CZ-25-1247294 Sept. BOC 2025 Staff Report multiple parcels, Pleasant Hill Road](#)

[CZ-25-1247294 Sept. PC 2025 Staff Report multiple parcels, Pleasant Hill Road](#)

[CZ-25-1247294 May 2025 Staff Report 7788 \(and others\) Pleasant Hill Road](#)

[CZ-25-1247294 Jan. 2025 Staff Report 7778 and others Pleasant Hill Rd](#)

(1/7/25 Planning Commission: [Deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(5/6/25 Planning Commission: [Deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(5/22/25 Board of Commissioners - Zoning Meeting: [Deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(9/9/25 Planning Commission: [Deferred for three full cycles to the Board of Commissioners - Zoning Meeting](#))

(9/30/25 Board of Commissioners - Zoning Meeting: [Deferred for two full cycles to the Board of Commissioners - Zoning Meeting](#))

(1/6/26 Planning Commission: [Approval with modified conditions to read as follows: to the Board of Commissioners - Zoning Meeting](#))

D2 [2025-0283](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone
properties from MU-1 (Mixed-Use Low Density) zoning district to RSM
(Small Lot Residential Mix) zoning district to allow for the development of
149 single-family homes, at 1619 Pleasant Hill Trail and 7850 Pleasant Hill
Road.

Attachments: [Z-25-1247358 Jan 2026 BOC Recommended Conditions](#)

[Z-25-1247358 Jan. BOC 2026 Staff Report 1619 Pleasant Hill Trl &
7850 Pleasant Hill Rd](#)

[Z-25-1247358 \(2025-0283\) Jan. PC 2026 Recommended Conditions](#)

[Z-25-1247358 Jan. PC 2026 Staff Report 1619 Pleasant Hill Trl &
7850 Pleasant Hill Rd](#)

[Z-25-1247358 Sept. 2025 BOC Staff Report 1619 Pleasant Hill Trl
& 7850 Pleasant Hill Rd](#)

[Z-25-1247358 Sept. PC 2025 Staff Report 1619 Pleasant Hill Trl &
7850 Pleasant Hill Rd](#)

[Z-25-1247358 May 2025 Staff Report 1619 Pleasant Hill Trl & 7850
Pleasant Hill Rd](#)

(5/6/25 Planning Commission: [Deferred for two full cycles to the Board of
Commissioners - Zoning Meeting](#))

(5/22/25 Board of Commissioners - Zoning Meeting: [Deferred for two full
cycles to the Board of Commissioners - Zoning Meeting](#))

(9/9/25 Planning Commission: [Deferred for three full cycles to the Board of
Commissioners - Zoning Meeting](#))

(9/30/25 Board of Commissioners - Zoning Meeting: [Deferred for two full
cycles to the Board of Commissioners - Zoning Meeting](#))

(1/6/26 Planning Commission: [Approved with conditions per staff
recommendation to the Board of Commissioners - Zoning Meeting](#))

New Cases

N1 [2025-1620](#) COMMISSION DISTRICT(S): Commission District 04 Super District 06 Application of EcoSlay, LLC c/o Battle Law, P.C. to rezone property from MR-1 (Medium Density Residential-1) zoning district to C-1 (Local Commercial) zoning district for a general business office and commercial greenhouse, at 3792 Memorial College Drive.

Attachments: [Z-26-1247832 \(2025-1620\) Jan 2026 BOC Recommended Conditions](#)

[Z-26-1247832 Jan. 2026 BOC Staff Report 3792 Memorial College Dr.](#)

[Z-26-1247832 Jan. 2026 PC Staff Report 3792 Memorial College Dr.](#)

(1/6/26 Planning Commission: Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N2 [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 Jan. 2026 Staff Report 8277 Norris Lake Way](#)

(1/6/26 Planning Commission: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

N3 [2025-1622](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Leopold Ewing to rezone property from O-I (Office-Institution) zoning district to NS (Neighborhood Shopping) zoning district to allow a restaurant with no drive through, at 5488 Flat Shoals Parkway.

Attachments: [Z-26-1247784 Jan. BOC 2026 Staff Report 5488 Flat Shoals Pkwy](#)

[Z-26-1247784 \(2025-1622\) PC Recommended Conditions - Jan. 2026](#)

[Z-26-1247784 Jan. 2026 PC Staff Report 5488 Flat Shoals Pkwy](#)

(1/6/26 Planning Commission: Withdrawn without prejudice per staff recommendation to the Board of Commissioners - Zoning Meeting)

N4 [2025-1623](#) COMMISSION DISTRICT(S): Commission District 01 Super District 07 Application of Integrity Engineering & Development Services c/o Wynn Hodge for a Special Land Use Permit (SLUP) to allow a drive-through for a restaurant in the C-1 (Local Commercial) zoning district, at 3396 Chamblee-Tucker Road.

Attachments: [SLUP-26-1247822 \(2025-1623\) Jan 2026 BOC Recommended Conditions](#)

[SLUP-26-1247822 Jan. BOC 2026 Staff Report 3396 Chamblee-Tucker Road](#)

[SLUP-26-1247822 Jan. PC 2026 Staff Report 3396 Chamblee-Tucker Road](#)

(1/6/26 Planning Commission: [Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

N5 [2025-1624](#) COMMISSION DISTRICT(S): Commission District 03 Super District 06 Application of Walter Artis and Felicia Williams for a renewal of a Special Land Use Permit (SLUP) to allow a Child Care Institution (CCI) for up to six (6) children in the RSM (Small Lot Residential Mix) zoning district and the Soapstone Historic District, at 2931 Ward Lake Way.

Attachments: [SLUP-26-1247825 Jan. 2026 Staff Report 2931 Ward Lake Way](#)

(1/6/26 Planning Commission: [Approval per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

N6 [2025-1625](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Erica Day for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-75 (Residential Medium Lot-75) zoning district, at 3915 Emerald North Drive.

Attachments: [SLUP-26-1247829 \(2025-1625\) Recommended Conditions Jan. 2026](#)

[SLUP-26-1247829 Jan. 2026 Staff Report 3915 Emerald North Drive](#)

(1/6/26 Planning Commission: [Denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

N7 [2025-1626](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Shamia Glover to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to allow a child daycare center for more than six children, at 4493 Flakes Mill Road.

Attachments: [Z-26-1247827 \(2025-1626\) Jan 2026 BOC Recommended Conditions](#)

[Z-26-1247827 Jan. 2026 BOC Staff Report 4493 Flakes Mill Road \(4400 River Rd\)](#)

[Z-26-1247827 \(2025-1626\) PC Recommended Conditions Jan. 2026](#)

[Z-26-1247827 Jan. 2026 PC Staff Report 4493 Flakes Mill Road \(4400 River Rd\)](#)

(1/6/26 Planning Commission: [Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

N8 [2025-1627](#) COMMISSION DISTRICT(S): Commission District 03 Super District 07 Application of Shamia Glover for a Special Land Use Permit (SLUP) to allow a child day care center for more than six children in the RSM (Residential Small Mix) zoning district, at 4493 Flakes Mill Road.

Attachments: [SLUP-26-1247841 \(2025-1627\) Jan 2026 BOC Recommended Conditions](#)

[SLUP-26-1247841 Jan. 2026 BOC Staff Report 4493 Flakes Mill Rd \(4400 River Rd\)](#)

[SLUP-26-1247841 \(2025-1627\) PC Recommended Conditions Jan. 2026](#)

[SLUP-26-1247841 Jan. 2026 PC Staff Report 4493 Flakes Mill Rd \(4400 River Rd\)](#)

(1/6/26 Planning Commission: [Approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))