

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Summary

Tuesday, September 30, 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

Administration: Barbara Sanders-Norwood, County Clerk, John Jones, Supervising Attorney

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 single-family, detached residences, 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.**

**deferred for two full cycles to the Board of Commissioners - Zoning
Meeting, scheduled January 22, 2026**

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.

deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled January 22, 2026

D3 [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 for a full cycle to the Board of Commissioners - Zoning Meeting, scheduled November 22, 2025

New Cases

N1 [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.

deferred to the Board of Commissioners - Zoning Meeting, scheduled November 20, 2025 for Public Hearing

N2 [2025-0961](#)

COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of KL Capital, LLC c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) zoning district to HR-1 (High-Density Residential-1) zoning district for the development of a mixed-use project with multi-family units and accessory retail/office/commercial space, at 3507 Chamblee-Tucker Road.

approved the substitute with 4 Conditions

N3 [2025-0962](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Karimshah, Inc. c/o Battle Law, P.C. for a Major Modification of zoning conditions pursuant to CZ-06-1241 to allow an automobile wash service (car wash) in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

deferred to the Board of Commissioners meeting scheduled on November 18, 2025 for Public Hearing

N4 [2025-0963](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Karimshah, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a drive-through facility (car wash) in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

deferred to the Board of Commissioners meeting scheduled on November 18, 2025 for Public Hearing

N5 [2025-0964](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of New Life Baptist Church c/o Battle Law, P.C. to rezone property from C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district and within the I-20 Overlay District, Tier 1 for the development of single-family detached and attached homes as part of Phase 1 of a mixed-use development, 3048 Lumby Drive.

deferred to the Board of Commissioners meeting, scheduled on October 14, 2025 for Decision Only

N6 [2025-0965](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Aging Grace Sr. Living c/o Kiana Mills for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for adults for up to six (6) residents in the R-85 (Residential Medium Lot-85) zoning district, at 1766 Big Valley Lane.

approved with 2 conditions

N7 [2025-0966](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Dr. Patricia Dykes for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the R-75 (Residential Medium Lot-75) zoning district, at 1747 Flintwood Drive.

approved the substitute with 8 conditions

N8 [2025-0967](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Theresa Walcot-Ceesay for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adult residents in the NS (Neighborhood Shopping) zoning district and the I-20 Overlay District, Tier 2, at 4077 Flat Shoals Parkway.

approved with 4 conditions

N9 [2025-0968](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Darius Williams for M Entertainment for a Special Land Use Permit (SLUP) to allow a Late-Night Establishment in the C-2 (General Commercial) zoning district and the I-20 Overlay District, Tier 1, at 2339 Brannen Road (Rear).

deferred the substitute to the Board of Commissioners meeting scheduled on October 14, 2025 for Decision Only

N10 [2025-0969](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Jonathan L. Yates for Diamond Communications, LLC for a Special Land Use Permit (SLUP) to allow a monopine-style wireless telecommunications facility in the R-75 (Residential Medium Lot-75) zoning district, at 538 Burlington Road.

approved with 7 conditions

N11 [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 the substitute to the Board of Commissioners meeting scheduled on October 14, 2025 for Decision Only

N12 [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) and O-I (Office-Institutional) zoning districts. This text amendment is County-wide.

deferred for a full cycle to the Board of Commissioners - Zoning Meeting, scheduled on November 20, 2025

N13 [2025-1082](#)

COMMISSION DISTRICT(S): Commission District 04 Super Districts 06 and 07

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is for the adoption of the Stone Mountain Trail Master Plan and its vision, policy, and goals for future development of the planned area.

deferred