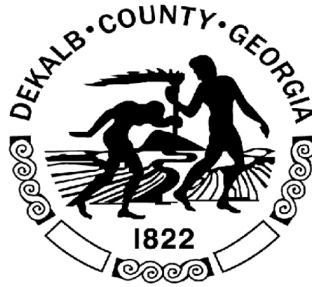


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, July 7, 2026

6:00 PM

Via Zoom

Planning Commission

Chairperson Jon West

LaSonya Osler (1st Vice-Chair)

Edward Patton (2nd Vice-Chair)

Member Marion Williams (CEO)

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 Tuesday, July 7, 2026, at 6:00 p.m. This meeting will be conducted via teleconference (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 will proceed 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.

Only after the Chair calls for public comment may members of the public speak in support or opposition of an application. Citizens attending the meeting via the Zoom link must raise their hand in the Zoom application and be acknowledged by the Chair, in order to speak. Citizens attending 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, August 13, 2026 (this is a rescheduled date from 07.23.2026) at 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** [2025-0970](#) 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](#))

- 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 07.2026 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)

- 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 07.2026 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)

- 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 07.26 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)

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 July 2026](#)

[Z-26-1247931 07.26 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\)](#)

[\(3/26/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting\)](#)

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 July 2026 Staff Report 5395 Covington Hwy](#)

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 July 2026](#)

[Z-26-1248023 July 2026 Staff Report 2570 McAfee Road](#)

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](#)

- 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 Recommended Conditions July 2026](#)
[SLUP-26-1248091 July 2026 Staff Report 3319 Tarragon Dr.](#)
- 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](#)
- 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](#)
- 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 07.26 Staff Report 1670 Henrico Road](#)
- 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 07.26 Staff Report 1670 Henrico Road](#)

- 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 07.26 Staff Report 1734 Henrico Road](#)
- 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 07.26 Staff Report 1734 Henrico Road](#)
- 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 07.26 Staff Report](#)
[TA-26-1248095 Greater Hidden Hills OVD draft ordinance_07.2026](#)