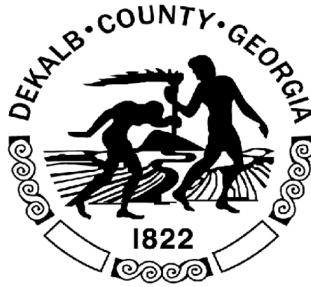


DeKalb County Government

178 Sams Street
Decatur, GA 30030



Agenda

Tuesday, January 6, 2026

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 Tuesday, January 6, 2026, 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 will 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, January 22, 2026 @ 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** [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.

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)

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

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 Jan. 2026 Staff Report 3792 Memorial College Dr.](#)

- 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](#)

- 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 \(2025-1622\) Recommended Conditions - Jan. 2026](#)
[Z-26-1247784 Jan. 2026 Staff Report 5488 Flat Shoals Pkwy](#)
- 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 \(2025-1623\) Recommended Conditions Jan. 2026](#)
[SLUP-26-1247822 Jan. 2026 Staff Report 3396 Chamblee-Tucker](#)
[Road](#)
- 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](#)
- 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](#)
- 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 \(2025-1626\) Recommended Conditions Jan. 2026](#)
[Z-26-1247827 Jan. 2026 Staff Report 4493 Flakes Mill Road \(4400](#)
[River Rd\)](#)

- 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 \(2025-1627\) Recommended Conditions Jan. 2026](#)
[SLUP-26-1247841 Jan. 2026 Staff Report 4493 Flakes Mill Rd](#)
[\(4400 River Rd\)](#)