DeKalb County Government

178 Sams Street
Decatur, GA 30030

Agenda

Thursday, November 5, 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 Thursday, November 5, 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/s/87468073122 or telephone dial: USA 888-270-9936 (US Toll Free) Conference code: 691303

Printed copies of the meeting procedures and this agenda are available upon request. To request reasonable accommodations to participate in this meeting, please contact the DeKalb County Planning & Sustainability Department at plansustain@dekalbcountyga.gov

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. After public comment is closed, there will be no more comments allowed from the public. 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, November 19, 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

Defered Cases

D1 2026-0453

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment relating to Residential Entertainment in RE (Residential Estate); O-I (Office-Institutional); OIT (Office-Institutional-Transitional); M (Light Industrial); M2 (Heavy Industrial) zoning districts, and for other purposes.

Attachments: TA-26-1248040 Nov '26 Staff Report Residential Entertainment
TA-26-1248040 Nov '26 Residential Entertainment. 10.1.26 v.1
TA-26-1248040 Residential Entertainment 08.13.26 BOC Staff Report
TA-26-1248040 Residential Entertainment May 2026 Staff Report
TA-26-1248040 Residential Entertainment 05.2026 draft ordinance

(5/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/12/26 PECS-Planning, Economic Development & Community Services Committee: Recommended holding in committee to the Board of Commissioners)

(5/28/26 Board of Commissioners - Zoning Meeting: Deferred to the Board of Commissioners - Zoning Meeting)

(8/13/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D2 2026-0629

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to identify repeated nuisance properties and establish pathways for notice, corrective action, and related administrative fees. This text amendment is County-wide.

Attachments: TA-26-1248066 Nov '26 Staff Report Chronic Nuisance
TA-26-1248066 Chronic Nuisance Nov '26 - Redline Copy (1)
TA-26-1248066 Chronic Nuisance 08.13.2026 BOC Staff Report
TA-26-1248066 Chronic Nuisance May 2026 Staff Report
TA-26-1248066 Chronic Nuisance draft ordinance May 2026

(5/5/26 Planning Commission: Approval per staff recommendation to the Board of Commissioners - Zoning Meeting)

(5/12/26 PECS-Planning, Economic Development & Community Services Committee: Recommended holding in committee to the Board of Commissioners)

(5/28/26 Board of Commissioners - Zoning Meeting: Deferred to the Board of Commissioners - Zoning Meeting)

(8/13/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D3 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 Nov '26 Staff Report 1680.1700 Henrico Rd
LP-26-1247932 08.13.26 BOC Staff Report 1680 & 1700 Henrico Rd
LP-26-1247932 July PC 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)

(7/7/26 Planning Commission: Denied --> (Sent To) to the Board of Commissioners - Zoning Meeting)

(8/13/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D4 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 a single-family, residential development, at 1680, 1690 and 1700 Henrico Road.

Attachments: Z-26-1247931 Recommended Conditions_Nov. 2026
Z-26-1247931 Nov '26 Staff Report 1680.1690.1700 Henrico Rd
Z-26-1247931 Recommended Conditions_08.13.2026 BOC
Z-26-1247931 08.13.2026 BOC Staff Report 1680.1690.1700 Henrico Rd
Z-26-1247931 Recommended Conditions_July PC 2026
Z-26-1247931 July PC 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)

(7/7/26 Planning Commission: Denied --> (Sent To) to the Board of Commissioners - Zoning Meeting)

(8/13/26 Board of Commissioners - Zoning Meeting: Deferred for two full cycles to the Board of Commissioners - Zoning Meeting)

D5 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) to allow 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 Nov '26 Staff Report 6706 Princeton Park Trl
SLUP-26-1248093 07.2026 Staff Report 6706 Princeton Park Trl

(7/7/26 Planning Commission: Tabled)

(7/7/26 Planning Commission: Approved with conditions)

(7/7/26 Planning Commission: Taken off table)

(8/13/26 Board of Commissioners - Zoning Meeting: Deferred to the Board of Commissioners)

(8/25/26 Board of Commissioners: Deferred with a stop to the Board of Commissioners - Zoning Meeting)

D6 2026-1099 Commission District(s): 4 and 6
Application of Jared Samples to amend the character area from CRC (Commercial Redevelopment Corridor) to the NC (Neighborhood Center) character area to allow residential development, at 5561-5567 Memorial Drive.

Attachments: LP-26-1248188 Nov 26 Staff Report 5561 Memorial Dr
LP-26-1248188 Sept.2026 Staff Report 5561-5567 Memorial Dr.

(9/1/26 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(9/24/26 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

D7 2026-1100 Commission District(s): 4 and 6
Application of Jared Samples to rezone property from C-1 (Local Commercial) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow residential development, at 5561-5567 Memorial Drive.

Attachments: Z-26-1248190 (2026-1101) Recommended Conditions
Z-26-1248190 Nov '26 Staff Report 5561-5567 Memorial Dr
Z-26-1248190 Sept.2026 Staff Report 5561-5567 Memorial Dr

(9/1/26 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

(9/24/26 Board of Commissioners - Zoning Meeting: Full cycle deferral to the Board of Commissioners - Zoning Meeting)

D8 2026-1102 Commission District(s): 4 and 6
Application of David Metzger to rezone property from R-85 (Residential Medium Lot-85) zoning district to OIT (Office-Institutional-Transitional) zoning district to allow a child daycare center, for more than seven (7) children, at 3970 Norman Road.

Attachments: Z-26-1248179 Nov '26 Staff Report 3970 Norman Rd
Z-26-1248179 02.2026 Recommended Conditions
Z-26-1248179 09.24.2026 BOC Staff Report 3970 Norman Rd
Z-26-1248179 09.2026 PC Staff Report 3970 Norman Road

(9/1/26 Planning Commission: Denial per staff recommendation to the Board of Commissioners - Zoning Meeting)

(9/24/26 Board of Commissioners - Zoning Meeting: Deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

New Cases

N1 2026-1260

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability to adopt the 2027-28 Zoning, Special Land Use Permit (SLUP), and Land Use Calendar and Resolution. This text amendment is County-wide.

Attachments: P&S Adoption of 2027-28 Zoning Calendar and Resolution
TA-26-1248245

N2 2026-1261

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning and Sustainability for a text amendment to amend Chapter 01: Issues, Opportunities, & Goals of the Comprehensive Land Use Plan. This amendment is for the adoption of the Comprehensive Housing Plan and its vision, goals, and strategies for addressing housing affordability and housing quality challenges. This text amendment is County-wide.

Attachments: Comp Housing Plan TA-26-1248257 Nov '26 Staff Report
DRAFT 2 Comprehensive Housing Plan_Nov '26
CHP Resolution TA-26-1248277_Nov '26

N3 2026-1262

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment to repeal and replace Chapter 21-Sign Code. This text amendment is County-wide.

Attachments: TA-26-1248277 Nov '26 Staff Report Ch. 21 Sign Code

N4 2026-1263

COMMISSION DISTRICT(S): 2 and 6
Application of Vipin Bhimji c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow the development of single-family homes, at 3430 N. Druid Hills Road.

Attachments: Z-26-1248243 Nov '26 Staff Report 3430 N. Druid Hills Rd

N5 2026-1264 COMMISSION DISTRICT(S): 3 and 7
Application of Cultivate Communities c/o Battle Law, P.C. to rezone property from the R-100 (Residential Medium Lot-100) zoning district to the RSM (Small Lot Residential Mix) zoning district to allow a residential development.

Attachments: Z-26-1248278 Nov '26 Staff Report 5370.5378.5384 Flat Shoals Pkwy

N6 2026-1265 COMMISSION DISTRICT(S): 3 and 6
Application of Old Dominion Freight Line c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a maintenance shop and trailer parking in Tier 4 of the Bouldercrest Overlay District and the M (Light Industrial) zoning district, at 4271 Bowman Industrial Court.

Attachments: SLUP-26-1248279 Nov. 26 Staff Report 4271 Bowman Industl Ct.

N7 2026-1266 COMMISSION DISTRICT(S): 3 and 6
Application of Safe Haven Transitional, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow an office building in Tier 5 Corridor 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district, at 2001 River Road.

Attachments: SLUP-26-1248280 Nov '26 Staff Report 2001 River Rd

N8 2026-1267 COMMISSION DISTRICT(S): 5 and 7
Application of Reginald Crayton to rezone property from RSM (Small Lot Residential Mix) zoning district to the R-85 (Residential Medium Lot-85) zoning district to allow the expansion of an existing place of worship, at 4710 Mandy Wicker Lane.

Attachments: Z-26-1248271 (2026-1267) Recommended Conditions
Z-26-1248271 Nov '26 Staff Report 4710 Mandy Wicker Ln

N9 2026-1268 COMMISSION DISTRICT(S): 5 and 7
Application of Reginald Crayton for a Special Land Use Permit (SLUP) to allow the expansion of an existing place of worship in the R-85 (Residential Medium Lot-85) zoning district, 4710 Mandy Wicker Lane; 1821 S. Hairston Road.

Attachments: SLUP-26-1248272 (2026-1268) Recommended Conditions
SLUP-26-1248272 Nov '26 Staff Report Mandy Wicker Ln; S. Hairston Rd

N10 2026-1269 COMMISSION DISTRICT(S): 3 and 6
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow fuel pumps in Tier 1 of the Bouldercrest Overlay District and the C-1 (Local Commercial) zoning district, at 2510 Bouldercrest Road.

Attachments: SLUP-26-1248268 (fuel pumps) Nov '26 Staff Report 2510 Bldrcrst Rd

N11 2026-1270 COMMISSION DISTRICT(S): 3 and 6
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet Tier 1 of the Bouldercrest Overlay District and in the C-1 (Local Commercial) zoning district, at 2510 Bouldercrest Road.

Attachments: SLUP-26-1248269 (Alcohol) Nov '26 Staff Report 2510 Bldrcrst Rd