

DeKalb County Government

*Manuel J. Maloof Center
1300 Commerce Drive
Decatur, Georgia 30030*



Meeting Minutes

Thursday, November 16, 2023

1300 Commerce Drive, Decatur, GA 30030

Board of Commissioners - Zoning Meeting

Comm. Robert Patrick, Presiding Officer, District 1

Comm. Mereda Davis Johnson, Deputy Presiding Officer, District 5

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Larry Johnson, District 3

Commissioner Steve Bradshaw, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Lorraine Cochran-Johnson, Super District 7

Administration: Barbara Sanders-Norwood, County Clerk, Matthew C. Welch, Deputy County Attorney

Call To Order

Roll Call

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.

Present: 6 - Commissioner Robert Patrick, Commissioner Larry Johnson,
Commissioner Steve Bradshaw, Commissioner Mereda Davis
Johnson, Commissioner Ted Terry and Commissioner Lorraine
Cochran-Johnson

Absent: 1 - Commissioner Michelle Long Spears

Deferred Cases

D1 [2023-0583](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of ArcOne Construction Company c/o Battle Law, P.C. to rezone
property from R-75 (Residential Medium Lot-75) zoning district to R-60
(Residential Small Lot-60) zoning district to allow for the construction of three
(3) single-family detached homes, at 1481 LaVista Road.

Support: Michele Battle- 3562 Habersham at Northlake Tucker Ga 30084

Opposition: Louis Myer- 1082 Brian Vista Terrace Atlanta GA 30324, Michael S

Morrison- 1449 Woodland Hills Drive Atlanta Ga 30324, Wendy Jacobson-

1485/1489 Lavista Road Northeast Atlanta Ga 30324, Nancy Lavista Road

Northeast Atlanta Ga 30324

MOTION was made by Ted Terry, seconded by Mereda Davis
Johnson, that this agenda item be deferred, until December 19,
2023 for Public Hearing. Commissioner Michelle Long Spears
was absent from the meeting. The motion carried by the
following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson,
 Commissioner Bradshaw, Commissioner Davis
 Johnson, Commissioner Terry, and Commissioner
 Cochran-Johnson

Absent: 1 - Commissioner Long Spears

New Cases

N1 [2023-1142](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER
DISTRICT 07

Application of Stix & Stones Homes for a major modification of zoning condition #1
and #2 pursuant to Z-22-1245596 to increase the number of units and construct a
single-family detached cottage development within the R-60 (Residential Small Lot)
zoning district, at 1484 and 1520 Columbia Drive.

MOTION was made by Larry Johnson, seconded by Lorraine
Cochran-Johnson, that this agenda item be deferred for two full
cycles, until March 28, 2024. Commissioner Michelle Long Spears
was absent from the meeting. The motion carried by the following
vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson,
 Commissioner Bradshaw, Commissioner Davis
 Johnson, Commissioner Terry, and Commissioner
 Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N2 [2023-1143](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of QuikTrip Corporation c/o Battle Law P.C. to rezone the subject parcel from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to develop a new convenience store with fuel pumps, at 4822 Covington Highway.

Support: Michele Battle- 3562 Habersham at Northlake Tucker Ga 30084

Opposition: None

MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be approved with conditions. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N3 [2023-1146](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06

Application of Farriz Morani for a Special Land Use Permit (SLUP) to build and operate a restaurant with drive through in a C-2 (General Commercial) zoning district within a Town Center (TC) Activity Center, at 1726 Church Street.

Support: Fariz Moroni- 1017 Pearl Mist Drive Lilburn GA 30047

Opposition: None

MOTION was made by Ted Terry, seconded by Lorraine Cochran-Johnson, that this agenda item be deferred for two full cycles, until March 28, 2024. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N4 [2023-1147](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER
DISTRICT 7**

Application of William Diehl to rezone from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district for the construction and operation of a self-storage, multi-facility, at 8070 and 8080 Rockbridge Road.

*Support: William Diehl- 1105 West Peachtree Street Suite 1000 Atlanta Ga
30309*

Opposition: None

MOTION was made by Steve Bradshaw, seconded by Lorraine Cochran-Johnson, that this agenda item be to approved the substitute conditions dated November 16, 2023. Items 2023-1147, 2023-1148 were heard together. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson,
Commissioner Bradshaw, Commissioner Davis
Johnson, Commissioner Terry, and Commissioner
Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N5 [2023-1148](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER
DISTRICT 07**

Application of William Diehl for a Special Land Use Permit (SLUP) for the construction and operation of a self-storage, multi-facility within the C-2 (General Commercial) zoning district, at 8070 and 8080 Rockbridge Road.

*Support: William Diehl- 1105 West Peachtree Street Suite 1000 Atlanta Ga
30309*

Opposition: None

MOTION was made by Steve Bradshaw, seconded by Lorraine Cochran-Johnson, that this agenda item be to approve the substitute conditions dated November 16, 2023. Items 2023-1147, 2023-1148 were heard together. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson,
Commissioner Bradshaw, Commissioner Davis
Johnson, Commissioner Terry, and Commissioner
Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N6 [2023-1149](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 06

Application of Old Fourth Group, LLC c/o Craig Moore for a major modification of zoning condition #1 and #4, pursuant to Z-22- 1246088 to remove/modify the limited use of the property within the M (Light Industrial) zoning district, at 2179 Bouldercrest Road.

Support: Sherry Williams-3299 Bobbie Lane Decatur Ga 3002, Alison Clark-1691 Boulder Walk Drive Atlanta Ga 30316, Pat Culp- 3577 Bouldercrest Road Ellenwood Ga 30294, Shawn Billingsea- 2796 Silver Hill Terrace Southeast Atlanta Ga 30316

Opposition: None

MOTION was made by Larry Johnson, seconded by Ted Terry, that this agenda item be approved with conditions. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N7 [2023-1150](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of Hybrass Properties for a major modification of zoning conditions pursuant to CZ-18-22130 to construct fee-simple townhouses within the RNC (Residential Neighborhood Conservation) zoning district, at Pleasant Hill Trail and Pleasant Hill Road.

Support: Michele 2023-Battle- 3562 Habersham at Northlake Tucker Ga 30084

Opposition: Gina Maugham- 8179 Pleasant Hill Road Lithonia Ga 30058, Lamar Baity- 1707 Limestone Terrace Lithonia Ga 30058, Penelope Lans-1650 Rolling Stone Drive Lithonia Ga 30058, Spencer Williams-4380 Pleasant Forest Drive Decatur Ga 30034, Elfreda Berry- 2759 Hutch Drive Decatur Ga 30034, Akil Bavaria 1749 Stone Meadow Road Lithonia Ga 30058

MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be deferred for two full cycles, until March 28, 2024. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N8 [2023-1151](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07

Application of Karim Surani c/o Dillard Sellers for a Special Land Use Permit (SLUP) to build and operate fuel pumps accessory to convenience store within a C-2 (General Commercial) zoning district and within Tier 3 of the I-20 Overlay District, at 2536 Snapfinger Road.

Support: William Diehl- 1105 West Peachtree Street Suite 1000 Atlanta Ga 30309

Opposition: Elfreda Berry- 2759 Hutch Drive Decatur Ga 30034, Spencer Williams-4380 Pleasant Forest Drive Decatur Ga 30034

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be withdraw without prejudice. , until March 28, 2024. Commissioner Michelle Long Spears was absent from the meeting. Items 2023-1151, 2023-1152 were heard together. The motion carried by the following vote:

N9 [2023-1152](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07

Application of Karim Surani c/o Dillard Seller for a Special Land Use Permit (SLUP) to build and operate a convenience with alcohol outlet within a C-2 (General Commercial) zoning district and within Tier 3 of the I-20 overlay, at 2536 Snapfinger Road.

Support: William Diehl- 1105 West Peachtree Street Suite 1000 Atlanta Ga 30309

Opposition: Elfreda Berry- 2759 Hutch Drive Decatur Ga 30034, Spencer Williams-4380 Pleasant Forest Drive Decatur Ga 30034

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be withdraw without prejudice. , until March 28, 2024. Commissioner Michelle Long Spears was absent from the meeting. Items 2023-1151, 2023-1152 were heard together. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N10 [2023-1153](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07

Application of Marc Pilgrim to rezone from R-75 (Residential Medium Lot) zoning district to RSM (Small Lot Residential Mix) zoning district to convert two existing duplexes into triplexes, at 2569 and 2573 Dusty Lane.

Support: Marc Pilgrim- 3715 Northside Pkwy Bldg 100 Suite 500 Atlanta Ga 30328

Opposition: None

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be withdraw without prejudice. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N11 [2023-1249](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06

Application of Fariz Morani to rezone from NS (Neighborhood Shopping) district to C-1 (Local Commercial) district within a Town Center (TC) Activity Center to use the existing building to create a drive-through urgent care, at 3823 North Druid Hills Road.

Support: Fariz Moroni- 1017 Pearl Mist Drive Lilburn GA 30047

Opposition: Carol Hayes- 2665 Spicer Lane Decatur Ga 30033

MOTION was made by Ted Terry, seconded by Lorraine Cochran-Johnson, that this agenda item be deferred for two full cycles, until March 28, 2024. Items 2023-1249, 2023-1154 were heard together. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N12 [2023-1154](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06

Application of Fariz Morani for a Special Land Use Permit (SLUP) to operate a drive through urgent care within C-1 (Local Commercial) zoning district and within a Town Center (TC) Activity Center, at 3823 North Druid Hills Road.

Support: Fariz Moroni- 1017 Pearl Mist Drive Lilburn GA 30047

Opposition: Carol Hayes- 2665 Spicer Lane Decatur Ga 30033

MOTION was made by Ted Terry, seconded by Lorraine Cochran-Johnson, that this agenda item be deferred for two full cycles, until March 28, 2024. Items 2023-1249, 2023-1154 were heard together. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N13 [2023-1155](#)

COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07

Application of Naqib Hussain to rezone the subject parcel from C-1(Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand an existing auto repair business, at 4381 Covington Highway.

Support: Namibian Husain- 4381 Lovington Highway Decatur GA 30035

Opposition: None

MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be deferred for two full cycles, until March 28, 2024. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

N14 [2023-1161](#)

COMMISSION DISTRICT(S): ALL DISTRICTS

Application of the Director of Planning and Sustainability to adopt the 2024-25 Zoning Calendar. This text amendment is County-wide .

MOTION was made by Larry Johnson, seconded by Mereda Davis Johnson, that this agenda item be deferred to the Special Called Meeting on December 5, 2023. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears

ADJOURNMENT:

There being no further official business, MOTION was made by Mereda Davis Johnson, seconded by Ted Terry, that this agenda item be approved to adjourn the November 16, 2023 Board of Commissioners Zoning Meeting at 7:59p.m. Commissioner Michelle Long Spears was absent from the meeting. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Bradshaw, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Long Spears



Robert Patrick
Presiding Officer



Barbara Sanders (Nov 20, 2023 12:51 EST)

Barbara Sanders-Norwood
County Clerk