

# DeKalb County Government

*178 Sams Street  
Decatur, GA 30030*



## Meeting Minutes

**Thursday, May 22, 2025**

**5:30 PM**

**Government Services Center - 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*

## 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 [2024-1496](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06  
**Application of Architectural Standard, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-17-21564 for a mixed-use development in the MU-4 (Mixed-Use High Density) zoning district and Tier 2 of the I-20 Overlay District, at 4015 Flat Shoals Parkway.**

*Favor: Michele Battle 3562 Habersham at Northlake Tucker Georgia 30084*

*Against: Bruce McMillian- 3874 Brookwater Point Decatur Georgia 30034,*

*Carolyn Jones- 3793 Seton Hall Way Decatur Georgia 30034*

**MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be deferred for 30 days to the Board of Commissioners meeting, scheduled on June 24, 2025. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Yes:** 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**D2** [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 Road; 7900 Pleasant Hill Road; 7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road; 7890 Pleasant Hill Road.**

*Favor: Michele Battle 3562 Habersham at Northlake Tucker Georgia 30084*

*Against: Gina Mangham- 8179 Pleasant Hill Lithonia Georgia 30058, Cherie's Merton- 1729 Indian Woods Road Lithonia Georgia 30058, Rowena Rose- 1746 Indian Wood Road Lithonia Georgia 30058*

**MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled on September 25, 2025. Items 2024-1442, 2025-0283 were heard together. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**D3**      [2024-1443](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06  
**Application of Hollingshead Materials, LLC c/o Brian Hercules to rezone properties from M (Light Industrial) and M-2 (Heavy Industrial) zoning districts with conditions to M-2 (Heavy Industrial) zoning district to allow for an asphalt plant (concrete, ready-mix facility), at 3298 and 3272 Fayetteville Road.**

*Favor: Brian Hercules- 1000 Hollingshead Circle Murfreesboro Tennessee 37129, Christian Benaldes, 10123 Corporate Square Drive Saint Louis MO 63132, Nathan Leonard- 3298 Fayetteville Road Atlanta Georgia 30137, Beverly Babney- 1775 Continental Way Conley Georgia, Larry Kaiser- 1775 Continental Way Conley Georgia*

*Against: Brenda Pace- 2727 Glenvalley Drive Decatur Georgia 30032, Tommy T Travis- 2836 Reveille Circle Atlanta Georgia 30316, Nicole Movado- 1118 Dobbs Drive Southeast Atlanta Georgia 30316, Amy Taylor- 1162 Key Road Southeast Atlanta Georgia 30316*

**MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on May 29, 2025 for Decision Only. Items 2024-1443, 2024-1444 were heard together. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. The motion carried by the following vote:**

**Yes:**                      6 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:**                  1 - Commissioner Long Spears

**D4**      [2024-1444](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06  
**Application of Hollingshead Materials, LLC c/o Brian Hercules for a Special Land Use Permit (SLUP) to allow for an asphalt plant (concrete, ready-mix facility) in the M-2 (Heavy Industrial) zoning district, at 3298 and 3272 Fayetteville Road.**

*Favor: Brian Hercules- 1000 Hollingshead Circle Murfreesboro Tennessee 37129, Christian Benaldes, 10123 Corporate Square Drive Saint Louis MO 63132, Nathan Leonard- 3298 Fayetteville Road Atlanta Georgia 30137, Beverly Babney- 1775 Continental Way Conley Georgia, Larry Kaiser- 1775 Continental Way Conley Georgia*

*Against: Brenda Pace- 2727 Glenvalley Drive Decatur Georgia 30032, Tommy T Travis- 2836 Reveille Circle Atlanta Georgia 30316, Nicole Movado- 1118 Dobbs Drive Southeast Atlanta Georgia 30316, Amy Taylor- 1162 Key Road Southeast Atlanta Georgia 30316*

**MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on May 29, 2025 for Decision Only. Items 2024-1443, 2024-1444 were heard together. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. The motion carried by the following vote:**

**Yes:**                      6 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Yes:**                      6 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:**                   1 - Commissioner Long Spears

**Absent:**                   1 - Commissioner Long Spears

**New Cases**

N1 [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.**

*Favor: Michele Battle 3562 Habersham at Northlake Tucker Georgia 30084*

*Against: Gina Mangham- 8179 Pleasant Hill Lithonia Georgia 30058, Cherie's Merton- 1729 Indian Woods Road Lithonia Georgia 30058, Rowena Rose- 1746 Indian Wood Road Lithonia Georgia 30058*

**MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled on September 25, 2025. Items 2024-1442, 2025-0283 were heard together. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

N2 [2025-0285](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07  
**Application of Blue River Development, LLC c/o Battle Law P.C. to rezone property from O-I (Office-Institution) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow for a residential development, at 4743 Flat Shoals Parkway.**

*Favor: None*

*Against: Adrienna Leuis-Porter- 3628 John Carrol Drive Decatur Georgia 30034, Shirley Hill- 3693 Brandeis Court Decatur Georgia 30034*

**MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be deferred 30 days to the Board of Commissioners Meeting, scheduled on June 25, 2025. The motion carried by the following vote:**

**Yes:** 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 1 - Commissioner Long Spears

N3      [2025-0286](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07  
**Application of Venture South Investment, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-20-1243619 in the C-2 (General Commercial) zoning district and Tier 2 of the I-20 Overlay District to allow for a grocery store with retail shops to access Glenhill Place, at 1816 Candler Road.**

**MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be tabled. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:**                    5 - Commissioner Patrick, Commissioner Johnson,  
Commissioner Terry, Commissioner Bolton, and  
Commissioner Massiah

**Absent:**                2 - Commissioner Long Spears, and Commissioner Davis  
Johnson

**MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be taken off table. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:**                    5 - Commissioner Patrick, Commissioner Johnson,  
Commissioner Terry, Commissioner Bolton, and  
Commissioner Massiah

**Absent:**                2 - Commissioner Long Spears, and Commissioner Davis  
Johnson

*Evan Conder- 120 West Trinity Place Suite 400 Decatur Georgia 30030, Wayne Powell 3056 San Juan Drive Decatur Georgia 30032, James Crawford- 1828 Glenhill Place Decatur Georgia 30032, Chiquita Stephens- 2542 Kelly Lake Drive Decatur Georgia 30032, Michele Battle-3562 Habersham at Northlake Tucker Georgia 30084*

**MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be approved with 5 conditions. Items 2025-0286, 2025-0287 were heard together. Commissioner Mereda Davis Johnson was absent during this vote Commissioner Long Spears left the meeting at 7:45 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

**N4**      [2025-0287](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07  
**Application of Venture South Investment, LLC c/o Battle Law, P.C. to rezone property from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to allow for the consolidation of the property with adjacent C-2 zoned properties to allow for a proposed grocery store with retail shops, at 3221 Glenwood Road.**

**MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be tabled. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

**MOTION was made by Ted Terry, seconded by LaDena Bolton, that this agenda item be taken off table. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson



*Evan Conder- 120 West Trinity Place Suite 400 Decatur Georgia 30030, Wayne Powell 3056 San Juan Drive Decatur Georgia 30032, James Crawford- 1828 Glenhill Place Decatur Georgia 30032, Chiquita Stephens- 2542 Kelly Lake Drive Decatur Georgia 30032, Michele Battle-3562 Habersham at Northlake Tucker Georgia 30084*

**MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be approved with conditions. Items 2025-0286, 2025-0287 were heard together. Commissioner Long Spears left the meeting at 7:45 p.m. The motion carried by the following vote:**

**Yes:** 6 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 1 - Commissioner Long Spears

**2025-0900** Recess

**MOTION was made by Ted Terry, seconded by LaDena Bolton, that this agenda item be approved. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

**2025-0898** Reconvene

**MOTION was made by Ted Terry, seconded by LaDena Bolton, that this agenda item be approved. Commissioner Robert Patrick was absent during this vote, Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 4 - Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 3 - Commissioner Patrick, Commissioner Long Spears, and Commissioner Davis Johnson

N5 [2025-0288](#)

**COMMISSION DISTRICT(S): Commission District 04 Super District 07  
Application of Regal Home Solutions, LLC c/o LaKisha Irby to rezone  
property from R-100 (Residential Medium Lot-100) zoning district to RSM  
(Small Lot Residential Mix) zoning district to allow for a personal care home  
for more than six (6) individuals, at 5346 O'Malley Lane.**

*Favor: LaKisha Irby- 5346 O'Malley Stone Mountain Georgia 30088*

*Against: Michael Harris-409 Ohern Court Stone Mountain Georgia 30088, Jan  
Dunaway- 4672 Fellswood Drive Stone Mountain Georgia 30083, Cathy Boand-  
5306 Oshea Lane Stone Mountain Georgia 30088, Doctor Kaddie Williams- 361  
O'roarke Drive Stone Mountain Georgia 30088, Shirley Caldwell- 5283 Oshea  
Lane Stone Mountain Georgia 30088, Elder Larry G williams- 361 O'Roarke  
Drive Stone Mountain Georgia 30088, Erica Danswoods0 5447 Quinn Court  
Stone Mountain Georgia 30088, Dennis Morgan- 457 O'Shea Court Stone  
Mountain Georgia 30088*

**MOTION was made by Chakira Johnson, seconded by LaDena  
Bolton, that this agenda item be denied. Items 2025-0288,  
2025-0289 were heard together. Commissioner Michelle Long  
Spears left the meeting at 7:45 p.m. and Commissioner Mereda  
Davis Johnson left the meeting at 9:16 p.m. The motion carried by  
the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson,  
Commissioner Terry, Commissioner Bolton, and  
Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis  
Johnson

N6 [2025-0289](#)

**COMMISSION DISTRICT(S):** Commission District 04 Super District 07  
**Application of Regal Home Solutions, LLC c/o LaKisha Irby for a Special Land Use Permit to allow for a personal care home for more than six (6) individuals in the RSM (Small Lot Residential Mix) zoning district, at 5346 O'Malley Lane.**

*Favor: LaKisha Irby- 5346 O'Malley Stone Mountain Georgia 30088*

*Against: Michael Harris-409 Ohern Court Stone Mountain Georgia 30088, Jan Dunaway- 4672 Fellswood Drive Stone Mountain Georgia 30083, Cathy Boand- 5306 Oshea Lane Stone Mountain Georgia 30088, Doctor Kaddie Williams- 361 O'roarke Drive Stone Mountain Georgia 30088, Shirley Caldwell- 5283 Oshea Lane Stone Mountain Georgia 30088, Elder Larry G williams- 361 O'Roarke Drive Stone Mountain Georgia 30088, Erica Danswoods0 5447 Quinn Court Stone Mountain Georgia 30088, Dennis Morgan- 457 O'Shea Court Stone Mountain Georgia 30088*

**MOTION was made by Chakira Johnson, seconded by LaDena Bolton, that this agenda item be denied. Items 2025-0288, 2025-0289 were heard together. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

N7      [2025-0291](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 06  
**Application of Erica Childs for a Special Land Use Permit (SLUP) to allow for a Child Care Institution for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 2667 Candler Woods Court.**

*Favor: Michael Childs- 2663 Candler Woods Court Decatur Georgia 30032,*

*Erica Childs- 2667 Candler Woods Court Decatur Georgia 30032*

*Against: Chequita Stephens- 2542 Kelly Lake Drive Decatur Georgia 30032,*

*Leshie B Wallace- 2554 Kelly Lake Drive Decatur Georgia 30032, Tommy T*

*Travis- 2836 Reveille Circle Atlanta 30316, Vertonia Jarrett- 2632 Candler*

*Woods Drive Decatur Georgia 30032, Eric Peek-2615 Candler Woods Drive*

*Decatur Georgia 30032*

**MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be deferred for 30 days to the Board of Commissioners Meeting, scheduled on June 24, 2025 for Public Hearing. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:**                      5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:**                2 - Commissioner Long Spears, and Commissioner Davis Johnson

N8      [2025-0292](#)

**COMMISSION DISTRICT(S):** Commission District 03 Super District 07  
**Application of Hyacinth Davis for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district, at 3574 Boring Road..**

*Favor: Hyacinth Davis- 3574 Boaring Road Decatur Georgia 30034*

*Against: Linda Kennedy- 3045 E Chapel Circle Decatur Georgia 30034, Lindsey*

*Crawford- 3057 East Chaple Circle Decatur Georgia 30034, Zehline A Davis-*

*3118 Pheasant Drive Decatur Georgia 30034*

**MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be withdrawn without prejudice. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

**N9**      [2025-0293](#)

**COMMISSION DISTRICT(S):** Commission District 01 Super District 07  
**Application of Donna Pittman for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-2 (General Commercial) zoning district, at 2615 Shallowford Road.**

**MOTION was made by LaDena Bolton, seconded by Ted Terry, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on June 10, 2025 for Decision Only.**

**Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 4 - Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

**Recused:** 1 - Commissioner Patrick

**N10**      [2025-0295](#)

**COMMISSION DISTRICT(S):** Commission District 04 Super District 06  
**Application of Murphy Oil USA c/o Ken Peters for a Special Land Use Permit (SLUP) to allow for fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district, at 5922 Memorial Drive.**

*Favor: Ken Peters- 3090 Premiere Parkway Duluth Georgia 30097*

*Against: Jan Dunaway- 4672 Fellswood Drive Stone Mountain Georgia 30083*

**MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be withdraw without prejudice.**

**Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

N11 [2025-0296](#)

**COMMISSION DISTRICT(S):** Commission District 04 Super District 06  
Application of Murphy Oil USA c/o Ken Peters for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district, at 5922 Memorial Drive.

*Favor: Ken Peters- 3090 Premiere Parkway Duluth Georgia 30097*

*Against: Jan Dunaway- 4672 Fellswood Drive Stone Mountain Georgia 30083*

**MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be withdrawn without prejudice.**

**Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson

N12      [2025-0377](#)

**COMMISSION DISTRICT(S):** Commission District 05 Super District 07  
**Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan.**

**PETITION NO:** N12-2025-0377 TA-25-1247472

**PROPOSED USE:** To adopt MARTA's Indian Creek Station Master Plan Study.

**LOCATION:** N/A

**PARCEL NO. :** N/A

**INFO. CONTACT:** Aprell King, EMUP, Planner

**PHONE NUMBER:** 470-898-2251

**PURPOSE:**

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 intended to incorporate MARTA's Indian Creek Station Master Plan: Transit-Oriented Development document's general vision, policies, and goals as guidance for future development of the planned area.

**RECOMMENDATION:**

**MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be to approve the substitute. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. The motion carried by the following vote:**

**Yes:**                      6 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:**                1 - Commissioner Long Spears

**2025-0899**

Adjournment

**There being no further official business, MOTION was made by Chakira Johnson, seconded by Robert Patrick, that this agenda item be approved to adjourn the May 22, 2025 Board of Commissioners Zoning Meeting at 11:55 p.m. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

- Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah
- Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson



ADJOURNMENT:

**There being no further official business, MOTION was made by Chakira Johnson, seconded by Robert Patrick, that this agenda item be approved to adjourn the May 22, 2025 Board of Commissioners Zoning Meeting at 11:55 p.m. Commissioner Michelle Long Spears left the meeting at 7:45 p.m. and Commissioner Mereda Davis Johnson left the meeting at 9:16 p.m. The motion carried by the following vote:**

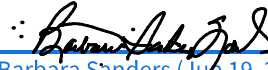
**Yes:** 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

**Absent:** 2 - Commissioner Long Spears, and Commissioner Davis Johnson



Michelle Long Spears (Jun 19, 2025 11:56 EDT)

Michelle Long-Spears  
Presiding Officer



Barbara Sanders (Jun 19, 2025 11:57 EDT)

Barbara Sanders-Norwood  
County Clerk