

DeKalb County Government

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



Agenda

Tuesday, May 22, 2018

6:30 PM

Manuel J. Maloof Auditorium

Board of Commissioners - Zoning Meeting

Commissioner Jeff Rader, Presiding Officer, District 2
Commissioner Steve Bradshaw, Deputy Presiding Officer, District 4

Commissioner Nancy Jester, District 1
Commissioner Jeff Rader, District 2
Commissioner Larry Johnson, District 3
Commissioner Steve Bradshaw, District 4
Commissioner Mereda Davis Johnson, District 5
Commissioner Kathie Gannon, Super District 6
Commissioner Gregory Adams, Super District 7

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, please complete a speaker card and present it when approaching the podium. If you have any documents for the Commissioners, please 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. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker's position.

Cases

D2. [2018-1645](#) COMMISSION DISTRICT(S): 3 & 6 D2. BOC Bouldercrest-Cedar Grove-Moreland Overlay TA-18-22052

Attachments: [Staff Report - 3-6-18](#)
[Staff Report 5-1-18](#)

(3/6/18 Planning Commission: [Full cycle deferral to the Board of Commissioners - Zoning Meeting](#))

(3/27/18 Board of Commissioners - Zoning Meeting: [deferred for a full cycle](#))

(5/1/18 Planning Commission: [approval per staff recommendation](#))

D7. [2018-1644](#) COMMISSION DISTRICT(S): 5 & 7 D7. Paul Girardeau CZ-18-22045

Attachments: [Staff Report and Application 3-6-18](#)

[Recommended Conditions 3-6-18](#)

[Staff Report and Application 4-24-18](#)

[RECOMMENDED CONDITIONS 5-1-18](#)

[\(3/6/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

[\(3/27/18 Board of Commissioners - Zoning Meeting: deferred for a full cycle\)](#)

[\(5/1/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

N1. [2018-1910](#) COMMISSION DISTRICT(S): 3 & 7 N1. Ali Ihsan & Associates - Z-18-22025

Attachments: [Staff Report and Application](#)

[Recommended Conditions](#)

[\(5/1/18 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting\)](#)

N2. [2018-1854](#) COMMISSION DISTRICT(S): 3 & 6 N2. Obewy Ojebe SLUP-18-22123

Attachments: [N2 SLUP 18 22123 Recommended Conditions](#)

[N2 SLUP 18 22123 Obewy Ojebe Staff Report](#)

[\(5/1/18 Planning Commission: deferred for a full cycle\)](#)

N3. [2018-1911](#) COMMISSION DISTRICT(S): 3 & 7 N3. Frank Golley Z-18-22128

Attachments: [Staff Report and Application](#)

[RECOMMENDED CONDITIONS](#)

[\(5/1/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting\)](#)

N4. [2018-1856](#) COMMISSION DISTRICT(S): 3 & 6 N4. CZ-18-22135 Sinocoin RE, LLC

Attachments: [N4 CZ 18 22135 Sinocoin RE LLC Staff Report](#)

[\(5/1/18 Planning Commission: deferred to the Board of Commissioners - Zoning Meeting\)](#)

N8. [2018-1853](#) COMMISSION DISTRICT(S): 5 & 7 N8. Highland Asset Redan Panola Z-18-22137

Attachments: [N8 Z 18 22137 Recommended Conditions](#)
[N8 Z 18 22137 Highland Asset Redan Panola Staff Report](#)

(5/1/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

N9. [2018-1857](#) COMMISSION DISTRICT(S): 5 & 7 N9. Hybrass Properties Z-18-22130

Attachments: [N9 Z 18 22130 Recommended Conditions](#)
[N9 Z 18 22130 Hybrass Properties LLC Staff Report](#)

(5/1/18 Planning Commission: approval with modified conditions to read as follows:)

D1. [2017-1130](#) COMMISSION DISTRICT(S): 4 & 6 D1. DeKalb BOC Scottdale Overlay TA-18-21949

To amend Chapter 27-3.36 the DeKalb County Zoning Ordinance the text and map in the Scottdale Overlay District.

Attachments: [TA-18-21949 \(PROPOSED SCOTSDALE TEXT AMENDMENT\)](#)
[TA-18-21949 map Scottdale](#)
[2018 02.27 Item 2017-1130.pdf](#)

(10/17/17 Committee of the Whole: Accepted to the BOC agenda – Preliminary)

(10/24/17 Board of Commissioners: approved)

(1/9/18 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners)

(1/23/18 Board of Commissioners - Zoning Meeting: deferred)

(2/27/18 Board of Commissioners: 30 day deferral)

(5/1/18 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

D3. [2018-1566](#) COMMISSION DISTRICT(S): 2 & 6 D3. Jay Gipson Z-18-22037

Attachments: [D3 Z 18 22037 Recommended Conditions](#)
[D3 Jay Gipson Z 18 22037 Staff Report](#)

(3/6/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

(3/27/18 Board of Commissioners - Zoning Meeting: deferred for a full cycle)

(5/1/18 Planning Commission: denial)

D4. [2018-1590](#) COMMISSION DISTRICT(S): 2 & 6 D4. Jay Gipson SLUP-18-22035

Attachments: [D4 SLUP 18 22035 Recommended Conditions](#)
[D4 Jay Gipson SLUP 18 22035 Staff Report](#)

(3/6/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

(3/27/18 Board of Commissioners - Zoning Meeting: deferred.)

(5/1/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

D5. [2018-1591](#) COMMISSION DISTRICT(S): 2 & 6 D5. Jay Gipson SLUP-18-22038

Attachments: [D5 SLUP 18 22038 Recommended Conditions](#)
[D5 Jay Gipson SLUP 18 22038 Staff Report](#)

(3/6/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

(3/27/18 Board of Commissioners - Zoning Meeting: deferred.)

(5/1/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

D6. [2018-1592](#) COMMISSION DISTRICT(S): 2 & 6 D6. Jay Gipson SLUP-18-22039

Attachments: [D6 SLUP 18 22039 Recommended Conditions](#)
[D6 Jay Gipson SLUP 18 22039 Staff Report](#)

(3/6/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

(3/27/18 Board of Commissioners - Zoning Meeting: deferred for a full cycle)

(5/1/18 Planning Commission: denial to the Board of Commissioners - Zoning Meeting)

N5. [2018-1912](#) COMMISSION DISTRICT(S): 4 & 6 N5. Carlos Arenas - CZ-18-22125

Attachments: [Staff Report and Application](#)
[RECOMMENDED CONDITIONS](#)

(5/1/18 Planning Commission: defer to the Board of Commissioners with no recommendation)

N6. [2018-1913](#) COMMISSION DISTRICT(S): 4 & 6 N6. Arrowhead Investors c/o Bryan Flint Z-18-22138

Attachments: [Staff Report and Application](#)
[Recommended Conditions](#)

(5/1/18 Planning Commission: deferred for a full cycle to the Board of Commissioners - Zoning Meeting)

N7. [2018-1897](#) COMMISSION DISTRICT(S): 4 & 7 N7. Dave Vaz SLUP-18-22140

Attachments: [N7 SLUP 18 22140 Staff Report & Attachments](#)
[SLUP 18 22140 RECOMMENDED CONDITIONS](#)

(5/1/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)