

# DeKalb County Government

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



## Summary

**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*

**Staff Present:** Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, Deputy County Attorney

**2018-2152** Reconvene

**Approved**

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

**Withdrawn**

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

**Approved with 10 staff conditions**

- N1.**     [2018-1910](#)     **COMMISSION DISTRICT(S):** 3 & 7 N1. Ali Ihsan & Associates - Z-18-22025  
**Deferred for a full cycle, until July 24, 2018**
- N2.**     [2018-1854](#)     **COMMISSION DISTRICT(S):** 3 & 6 N2. Obewy Ojebe SLUP-18-22123  
**Deferred for a full cycle, until July 24, 2018**
- N3.**     [2018-1911](#)     **COMMISSION DISTRICT(S):** 3 & 7 N3. Frank Golley Z-18-22128  
**Deferred for 2 weeks, until June 12, 2018 for Decision Only**
- N4.**     [2018-1856](#)     **COMMISSION DISTRICT(S):** 3 & 6 N4. CZ-18-22135 Sinocoin RE, LLC  
**Approved with 12 staff conditions, with a change in condition 6 and to remove condition 7**
- N8.**     [2018-1853](#)     **COMMISSION DISTRICT(S):** 5 & 7 N8. Highland Asset Redan Panola Z-18-22137  
**Deferred for 30 days, until June 26, 2018 for Public Hearing**
- N9.**     [2018-1857](#)     **COMMISSION DISTRICT(S):** 5 & 7 N9. Hybrass Properties Z-18-22130  
**Approved with 17 staff conditions, dated May 9, 2018**
- 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.  
**Deferred for 60 days, until July 24, 2018 Zoning Meeting, for Public Hearing**
- D3.**     [2018-1566](#)     **COMMISSION DISTRICT(S):** 2 & 6 D3. Jay Gipson Z-18-22037  
**Deferred for 30 days, until June 26, 2018 for Public Hearing**
- D4.**     [2018-1590](#)     **COMMISSION DISTRICT(S):** 2 & 6 D4. Jay Gipson SLUP-18-22035  
**Deferred for 30 days, until June 26, 2018 for Public Hearing**

- D5.**     [2018-1591](#)     **COMMISSION DISTRICT(S):** 2 & 6 D5. Jay Gipson SLUP-18-22038  
**Deferred for 30 days, until June 26, 2018 for Public Hearing**
- D6.**     [2018-1592](#)     **COMMISSION DISTRICT(S):** 2 & 6 D6. Jay Gipson SLUP-18-22039  
**Deferred for 30 days, until June 26, 2018 for Public Hearing**
- N5.**     [2018-1912](#)     **COMMISSION DISTRICT(S):** 4 & 6 N5. Carlos Arenas - CZ-18-22125  
**Deferred for a full cycle, until July 24, 2018**
- N6.**     [2018-1913](#)     **COMMISSION DISTRICT(S):** 4 & 6 N6. Arrowhead Investors c/o Bryan  
Flint Z-18-22138  
**Deferred for 30 days, until June 26, 2018 for Public Hearing**
- N7.**     [2018-1897](#)     **COMMISSION DISTRICT(S):** 4 & 7 N7. Dave Vaz SLUP-18-22140  
**Approved with 10 staff conditions**

**POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY IN COUNTY SERVICES.**

DeKalb County Government does not discriminate against qualified individuals with disabilities or exclude them from participating in or receiving benefits of its services, programs, or activities, based on disability. Janet Essix, DeKalb County Government's Employee Relations Manager and ADA Coordinator, is designated to coordinate the County's compliance with Part 35 of the Department of Justice regulations regarding the Americans with Disabilities Act. Janet Essix may be contacted at 1300 Commerce Drive, 1st Floor, Decatur, GA 30030, 404.371.2309, to request information about access for persons with disabilities to County services, programs and activities, or to discuss a grievance regarding an impediment to such access. Ten days' notice is requested for special accommodations.