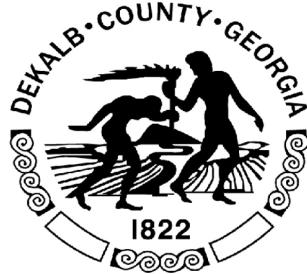


# DeKalb County Government

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



## Meeting Minutes

**Tuesday, September 26, 2017**

**Reconvened at 6:30 PM**

**Manuel J. Maloof Auditorium**

### **Board of Commissioners - Zoning Meeting**

*Commissioner Kathie Gannon, Presiding Officer, Super District 6  
Commissioner Jeff Rader, Deputy Presiding Officer, District 2*

*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*



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**Deferred Cases**

**D.1**     [2017-0593](#)     Text Amendment - DeKalb BOC - Kensington-Memorial Drive Overlay - TA-17-21605

**Attachments:**   [AgendaItem\\_package](#)  
                           [2017 9.26 Item D1 Zoning.pdf](#)

*Jan Costello, 1813 S. Hidden Hills Pkwy Stone Mountain, GA 30088, Phyllis Frierson, 1528 Hidden Hills Pkwy Stone Mountain, GA 30088, Shanta Hereford, 1055 Lancashire Circle B14 Stone Mountain, GA 30083, Ray Gilley, 3103 Ladson Court Decatur, GA 30033, Dwight Phillips, 1458 Indian Forest Ct. Stone Mountain, GA 30083, Kristi Castlin 1458 Indian Forest Ct. Stone Mountain, GA 30083, Angelo Taylor, 3745 Brookside Pkwy Decatur, GA 30034, spoke in favor*

*Mike Cooper, 663 Ridge Ave. Stone Mountain, GA 30083, Larry Rucker, 1051 Crown Blvd. Stone Mountain, GA 30083, Tony Nastri, 3886 Bretton Woods Rd. Decatur, GA 30032, Rosa Waymon, 970 Allgood Rd. Stone Mountain, GA 30083, Beth Thompson, 780 Rowland Road Stone Mountain, GA 30083, Michele Henson, 4140 Creek Stone Ct., Stone Mountain, GA 30083, spoke in opposition*

**MOTION was made by Steve R Bradshaw, seconded by Mereda Davis Johnson, that this agenda item be approved with the substitute submitted from the floor and attached maps, solely consisting of tiers 1 and 3 of the Kensington-Memorial Drive Overlay District, a copy of which has been provided to the Clerk. The substitute Overlay Ordinance does not include tiers 2, 4, 5, and 6 of the originally proposed ordinance that was presented to the Planning Commission and appeared tonight on the Board of Commissioners' agenda for Public Hearing and consideration after proper notice and advertising were made, but is otherwise materially unchanged from the ordinance properly published and placed on tonight's agenda that consisted of 6 tiers. Commissioner Nancy Jester opposed. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:**                5 - Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**No:**                1 - Jester

**Absent:**           1 - Rader

**D.2**     [2017-0598](#)     Major Modification - DeKalb Co. Board of Commissioners - CZ-17-21564

**Attachments:**   [D2 DeKalb BOC CZ 17 21564](#)

**MOTION was made by Larry Johnson, seconded by Gregory Adams, that this agenda item be approved with 8 staff conditions, and to add condition #7 back to the list, from the original conditions from 2012. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:**                6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Absent:**            1 - Rader

**D.3**     [2017-0898](#)     SLUP-17-21417 Mark Ferguson  
Deferred from May 23, 2017.

**Attachments:**   [D3 Nola Kitchen SLUP 17 21417](#)

*Mary Jo Duncanson, 563 Emory Oaks Way Decatur, GA 30033, spoke in opposition*

**MOTION was made by Kathie Gannon, seconded by Nancy Jester, that this agenda item be withdrawn without prejudice. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:**                6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Absent:**            1 - Rader

**New Cases**

**N.1**     [2017-0905](#)     Rezone - Z-17-21711- Silver Hill Homes.

**Attachments:**   [Attachment 2 -- Recommended Conditions](#)  
[Recommended Conditions](#)

*Jillian Arnold, 1230 Peachtree St. Atlanta, GA 30309, spoke in favor*

**MOTION was made by Kathie Gannon, seconded by Gregory Adams, that this agenda item be approved with 6 conditions as noted by the applicant and Planning Department. Commissioner Jeff Radar was absent from the meeting. Items 2017-0905 and 2017-0907 were heard together. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams

**Absent:** 1 - Rader

**N.2**    [2017-0907](#)    Rezone - Z-17-21712 - Silver Hill Homes.

**Attachments:**    [Attachment 1 -- Staff Report, Application, Maps & Graphics](#)  
[Attachment 2 -- Recommended Conditions](#)

*Jillian Arnold, 1230 Peachtree St. Atlanta, GA 30309, spoke in favor*

**MOTION was made by Kathie Gannon, seconded by Gregory Adams, that this agenda item be approved with 3 conditions as noted by the applicant and Planning Department. Commissioner Jeff Radar was absent from the meeting. Items 2017-0905 and 2017-0907 were heard together. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Absent:** 1 - Rader

**N.3**    [2017-0897](#)    Special Land Use Permit - SLUP-17-21706 - Carla McKenzie and Shamee Vickers.

**Attachments:**    [Attachment 1 -- Recommended Conditions](#)  
[Attachment 2 -- Staff Report, Application, Maps, & Graphics](#)

*Ann Thomas, 2086 Powhatan Ellenwood, GA 30294, Stephen Binney, 1083 Seville Dr. Clarkston, GA 30021, Carla McKenzie & Shuhnee Vickers, 3651 Telstar Dr. Ellenwood, GA 30294, spoke in favor*

**MOTION was made by Kathie Gannon, seconded by Larry Johnson, that this agenda item be withdrawn without prejudice. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Absent:** 1 - Rader

N.4 [2017-0885](#) Special Land Use Permit - SLUP-17-21609 - Carol Tavares.

**Attachments:** [Attachment 1 - Recommended Conditions](#)  
[Attachment 2 - Staff Report and Application](#)

*Shawn Martin, 3146 Greenvale Way Decatur, GA 30034, spoke in favor*

**MOTION was made by Larry Johnson, seconded by Gregory Adams, that this agenda item be deferred 2 weeks, until October 10, 2017 for Decision Only. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Not Present:** 1 - Rader

N.5 [2017-0892](#) SLUP-17-21701 Charmelle Scott.

**Attachments:** [N5 Charmelle Scott SLUP 17 21701](#)  
[2017 9.26 Item N5 Zoning- Charmell Scott.pdf](#)

*Mike Cooper, 663 Ridge Ave. Stone Mountain, GA 30083, Joe Arrington, 466 S. Rays Rd. Stone Mountain, GA 30083, John Sandifer, 5384 Old Rockbridge Rd. Stone Mountain, GA 30083, Charmell Scott, Stone Mountain, GA (no zipcode), spoke in favor*

**MOTION was made by Steve R Bradshaw, seconded by Gregory Adams, that this agenda item be approved with 11 staff conditions. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Absent:** 1 - Rader

N.6 [2017-0903](#) Special Land Use Permit, SLUP-17-21707 Vanessa Charles.

**Attachments:** [N6 Vanessa Charles SLUP 17 21707](#)

*Rushell Williams, 6856 Cavalier Ct. Stone Mountain, GA 30087, spoke in favor*

*Mike Cooper, 663 Ridge Ave. Stone Mountain, GA 30083, spoke in opposition*

**MOTION was made by Steve R Bradshaw, seconded by Gregory Adams, that this agenda item be deferred for a full cycle, until November 14, 2017. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams

**Absent:** 1 - Rader

N.7 [2017-0906](#) Rezoning, Z-17-21582 Indore Investment Inc.

**Attachments:** [N7 Indore Investment Inc Z 17 21582](#)

*Eugene Tolliver, 4113 Kimlie Ct. Decatur, GA 30035, Samson Burrell, 4228 Carrollwood Dr. Stone Mountain, GA 30083, Gwen Williams, DeKalb (no address), spoke in opposition*

**MOTION was made by Mereda Davis Johnson, seconded by Gregory Adams, that this agenda item be withdrawn without prejudice. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Absent:** 1 - Rader

N.8 [2017-0908](#) Special Land Use Permit - Ramana R. Bathini.

**Attachments:** [N8 Frank Redding SLUP 17 21696](#)

*Curt Thompson, 6320 Glenbrook Drive Tucker, GA 30084, spoke in favor*

*Jan Costello, 1813 S. Hidden Hills Pkwy Stone Mountain, GA 30088, Stephen M. Binney, 1083 Seville Dr. Clarkston, GA 30021, Samson Burrell, 4228 Carrollwood Dr. Stone Mountain, GA 30083, Eugene Toliver, 413 Kimlie Ct. Decatur, GA 30035, spoke in opposition*

**MOTION was made by Mereda Davis Johnson, seconded by Nancy Jester, that this agenda item be deferred 30 days, until October 24, 2017 for Decision Only. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes:** 6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams

**Absent:** 1 - Rader

ADJOURNMENT:

**There being no further official business, MOTION was made by Nancy Jester, seconded by Kathie Gannon, to adjourn the September 26, 2017 Board of Commissioners Zoning meeting at 8:32 p.m. Commissioner Jeff Radar was absent from the meeting. The motion carried by the following vote:**

**Yes: 6 - Jester, Johnson, Bradshaw, Davis Johnson, Gannon, and Adams**

**Absent: 1 - Rader**



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Kathie Gannon  
Presiding Officer



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Barbara Sanders-Norwood  
County Clerk