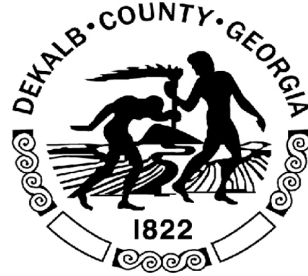


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Meeting Minutes

Thursday, March 26, 2026

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multipurpose Room A1201)

Board of Commissioners - Zoning Meeting

Commissioner Chakira Johnson, Presiding Officer, District 4

Commissioner Dr. LaDena Bolton, Deputy Presiding Officer, District 7

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Nicole Massiah, District 3

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

- Present:** 6 - Commissioner Robert Patrick, Commissioner Chakira Johnson, Commissioner Mereda Davis Johnson, Commissioner Ted Terry, Commissioner LaDena Bolton and Commissioner Nicole Massiah
- Absent:** 1 - Commissioner Michelle Long Spears

Administration: Barbara Sanders-Norwood, County Clerk, John Jones, Supervising 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.

New Cases

N1 [2026-0138](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Sunlight Leaf, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot-60) to allow a cottage home development, at 1437 and 1453 South Indian Creek Drive.

Favor: Josh Mahoney- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Gerald Boyer- 4198 Kimmie Cove Decatur Georgia 30035

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Approved with 15 conditions including a new condition to include a 6 Ft privacy fence. Commissioner Michelle Long Spears was absent from the meeting. Commissioner Nicole Massiah arrived to the meeting at 6:31 p.m and was absent during this vote. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Bolton

Absent: 2 - Commissioner Long Spears, and Commissioner Massiah

N2 [2026-0139](#)

COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of Urbanvue Apartments c/o Battle Law, P.C. to rezone property from O-I (Office-Institutional) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a townhome community, at 3003 Chamblee-Tucker Road; 2936 Mercer University Drive.

Favor: Josh Mahoney- 3562 Habersham at Northlake Tucker Georgia 30084

Against: None

MOTION was made by Robert Patrick, seconded by LaDena Bolton, that this agenda item be Deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled on July 23, 2026. Commissioner Michelle Long Spears was absent from the meeting. Commissioner Nicole Massiah arrived to the meeting at 6:31 p.m and was absent during this vote. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Bolton

Absent: 2 - Commissioner Long Spears, and Commissioner Massiah

N3 [2026-0140](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Scope Builders, LLC c/o Battle Law, P.C. to rezone property from NS (Neighborhood Shopping) to C-1 (Local Commercial) to allow a convenience store (with fuel pumps), a drive-through facility for a pharmacy and retail, at 3820 and 3828 North Decatur Road.

Favor: Josh Mahoney- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Holly Beasley- 3550 Cloudland Drive Stone Mountain, Georgia 30083;

Fran Mohor- 436 Green Ridge Circle Stone Mountain, Georgia 30083;

MOTION was made by Mereda Davis Johnson, seconded by Ted Terry, that this agenda item be Denied. Commissioner Michelle Long Spears was absent from the meeting. Commissioner Nicole Massiah arrived to the meeting at 6:31 p.m and was absent during this vote. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Bolton

Absent: 2 - Commissioner Long Spears, and Commissioner Massiah

N4 [2026-0141](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Scope Builders, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow fuel pumps in an activity center (Town Center) character area in the C-1 (Local Commercial) zoning district, at 3820 and 3828 North Decatur Road.

Favor: Josh Mahoney- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Holly Beasley- 3550 Cloudland Drive Stone Mountain, Georgia 30083;

Fran Mohor- 436 Green Ridge Circle Stone Mountain, Georgia 30083;

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Denied. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Bolton

Absent: 2 - Commissioner Long Spears, and Commissioner Massiah

N5 [2026-0142](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Scope Builders, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a drive-through facility for a pharmacy (in conjunction with a convenience store and retail) in an activity center (Town Center) character area in the C-1 (Local Commercial) zoning district, at 3820 and 3828 North Decatur Road.

Favor: Josh Mahoney- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Holly Beasley- 3550 Cloudland Drive Stone Mountain, Georgia 30083;

Fran Mohor- 436 Green Ridge Circle Stone Mountain, Georgia 30083;

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Denied. Commissioner Michelle Long Spears was absent from the meeting. Commissioner Nicole Massiah arrived to the meeting at 6:31 p.m and was absent during this vote. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Bolton

Absent: 2 - Commissioner Long Spears, and Commissioner Massiah

N6 [2026-0143](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Tikay Investments, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to MR-2 (Medium Density Residential-2) zoning district to allow a multi-family development consisting of up to 39 dwelling units, at 2674, 2682 and 2690 Gresham Road.

Favor: Josh Mahoney- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Tommy T Travis (No Address)

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 July 23, 2026. Commissioner Michelle Long Spears was absent from the meeting. 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

N7 [2026-0144](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Aishah Bajunaid and Nadia Nabavi to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Lot Residential Mix) zoning district to allow a senior housing development, at 2111 Poplar Falls Road.

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Withdrawn 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 Davis Johnson, Commissioner Terry,
Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Long Spears

N8 [2026-0145](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Aishah Bajunaid and Nadia Nabavi for a Special Land Use Permit (SLUP) to allow a senior housing development in the RSM (Small Lot Residential Mix) zoning district, at 2111 Poplar Falls Road.

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Withdrawn 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 Davis Johnson, Commissioner Terry,
Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Long Spears

N9 [2026-0146](#)

**COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of SAWA Partners, LLC c/o Teweldemedhin Gebremeskel for a
Special Land Use Permit (SLUP) to allow a recycling plant (recycling concrete
business) in the M (Industrial) zoning district, at 1313 and 1303
Lithonia-Industrial Boulevard.**

*Favor: Reginald Crayon- 3470 Pravda Drive Snellville, Georgia 30039; Frank
Redding- 2527 Melville Avenue Decatur, Georgia 30032*

*Against: Gina Maugham (No Address); Renee Cail (No Address); Nia Harper
(No Address)*

**MOTION was made by Mereda Davis Johnson, seconded by
LaDena Bolton, that this agenda item be Deferred for a full cycle
to the Board of Commissioners - Zoning Meeting, scheduled on
May 28, 2026. Commissioner Michelle Long Spears was absent
from the meeting. 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

N10 [2026-0147](#)

**COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Gregory Scott to rezone property from R-100 (Residential
Medium Lot-100) to RSM (Residential Small Mix) zoning district to the
development of a triplex, at 6136 Shadow Rock Lane.**

**MOTION was made by Mereda Davis Johnson, seconded by
LaDena Bolton, that this agenda item be Withdrawn 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 Davis Johnson, Commissioner Terry,
Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Long Spears

N11 [2026-0148](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Greater Stanton Grove MBC c/o Yvonne Reeves for a Special Land Use Permit (SLUP) to allow a place of worship in the R-100 (Residential Medium Lot-100) zoning district, at 4031 Rainbow Drive.

Favor: Sonni Jackson-4031 Rainbow Drive Decatur, Georgia 30034; Tommy T Travis (No Address);

Against: None

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Approved. 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

N12 [2026-0149](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of WIN Transitional Home c/o Cartesha Cox and Tamera Weaver for a Special Land Use Permit renewal to allow a Childcare Institution (CCI) in the R-75 (Residential Medium Lot-75) zoning district for up to six clients, at 1890 Wee Kirk Road.

MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be Withdrawn without prejudice. 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

N15 [2026-0152](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Sandra Queen, on behalf of the National Association of Minority Contractors of Greater Atlanta, Arthur J. Queen Institute and EGM Atlanta, to request a Street Name Change (SN) to change the street designated as “East Side Drive” to “Arthur J. Queen Drive”. The property is located within the C-1 (Local Commercial) zoning district and Tier 3 of the I-20 Overlay District.

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Approved. Commissioner Michelle Long Spears was absent from the meeting. 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

ADJOURNMENT:

There being no further official business, MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Approved to adjourn the January 22, 2026 Board of Commissioners Zoning Meeting at 8:23 p.m. Commissioner Long Spears was absent from the meeting and Commissioner Ted Terry left the meeting at 7:45 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears



Chakira Johnson
Presiding Officer



[Barbara Sanders](#) (Apr 1, 2026 15:05:47 EDT)

Barbara Sanders-Norwood
County Clerk