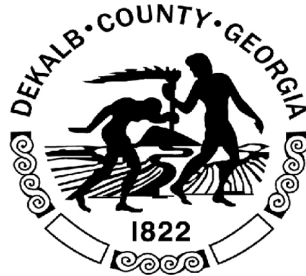


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Meeting Minutes

Thursday, March 27, 2025

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multi-purpose 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

Roll Call

Present: 7 - Commissioner Robert Patrick, Commissioner Michelle Long Spears, Commissioner Chakira Johnson, Commissioner Mereda Davis Johnson, Commissioner Ted Terry, Commissioner LaDena Bolton and Commissioner Nicole Massiah

Administration: Barbara Sanders-Norwood, County Clerk, Matthew Welch, Deputy County Attorney

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.

Deferred Cases

D1 [2023-1467](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.

Favor: Mary Hinkel- 1718 Manson Mill Road Northeast Atlanta Georgia 30329

Against: Brenda Pace- 2727 Glenwalley Drive Decatur Georgia 30032, Dawn

*Rayford- 1722 Limestone Terrace Lithonia Georgia 30058, Beverly Dabney-
2384 Dawn Drive Decatur Georgia 30032*

MOTION was made by Mereda Davis Johnson, seconded by Robert Patrick, that this agenda item be deferred for two full cycles, July 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

D2 [2024-0633](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07

Application of Cultivate Community c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of up to sixty-four (64) single-family, attached dwellings, at 5370, 5384 and 5378 Flat Shoals Parkway.

Favor: Michelle Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Greg Mason- 4356 Luxembourg Drive Decatur Georgia 30034, Marcia

*Jones- 4318 Dogwood Trail Decatur Georgia 30034, Tommy T Travis- 2836
Reveille Circle Atlanta Georgia 30316*

MOTION was made by LaDena Bolton, seconded by Nicole Massiah, that this agenda item be withdraw without prejudice. 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 [2024-1109](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Cameron Grogan c/o BF Austin, LLC to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of a new, 62-unit, single-family attached development, at 1491, 1531 and 1555 Austin Drive.

Favor: Peter Feldman- 1690 Buckhead Drive Greensboro Georgia 30042

Against: Wynette Smith- 1703 Austin Drive Decatur Georgia 30032, Jocelyn

O'Neil 3711 Larkspur Terrace Decatur Georgia 30032, Dorothy Solomon- 1496

Thompson Place Georgia 30032, William O'Neil- 3711 O'Neil , Patricia

Strobridge- 3717 Tulip Drive Decatur Georgia 30032

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be withdraw without prejudice. 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

D4 [2024-1111](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Dr. Anterro Graham c/o Pro Cutters Landscapes, Inc. to rezone property from O-I (Office-Institution) zoning district to C-1 (Local Commercial) zoning district to allow a landscape business and related uses, at 3089 Snapfinger Road.

Favor: M Steven Bromell- 3039 Snapfinger Road Decatur Georgia 30030,

Tommy T Travis- 2836 Reveille Circle Atlanta Georgia 30316, Brenda Pace-

2727 Glenwalley Drive 30032, Beverly Dabney- 2384 Dawn Drive Decatur

Georgia 30032, Jocelyn O'Neil 3711 Larkspur Terrace Decatur Georgia 30032

Against: None

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be deferred until April 22, 2025 for Decision Only. 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

D5 [2024-1112](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Linda Dunlavy, Dunlavy Law Group, LLC to rezone property from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of twelve (12) single-family attached townhomes, at 2452 La Fortune Drive a.k.a. 2724 Kelly Lake Road.

Favor: None

Against: Tommy T Travis- 2836 Reveille Circle Atlanta Georgia 30316

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

D6 [2024-0366](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow single-family attached townhomes, live-work units and single-family detached cluster homes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district, at 2098 & 2124 Cedar Grove Road.

Favor: Michelle Battle- 3562 habersham at Northlake Tucker Georgia 3008

Against: Juanéy Lynn-Rigsby- 1984 Shelter Rock Drive Conley Georgia 30288,

Pat Culprit- 3577 Bouldercrest Road Ellenwood Georgia 30294, Betty C.

Prather- 2339 Rolling Rock Drive Conley Georgia 30288, Dr. Billingslea- 1740

Ceder Walk Lane Conley Georgia 30288, Tommy T Travis- 2836 Reveille Circle

Atlanta Georgia 30316

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be deferred 60 days, May 29, 2025 for Public Hearing. 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

D7 [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 Benavides- 10123 Corporate Square Drive Saint Louis MO
63132 , Beverly Dabney- 2384 Dawn Drive Decatur Georgia 30032

Against: Amy Taylor- 1162 Key Road Southeast Atlanta Georgia 30316, Tommy
T Travis- 2836 Reveillel Circle Atlanta Georgia 30316, Nicole Morado- 1118
Dobbs Drive Southeast Atlanta Georgia 30316, Donovan heweberg-Verity- 1118
Dobbs Drive Southeast Atlanta Georgia 30316, Philip Floyd- 1150 Dobbs Drive
Atlanta Georgia 30316, Margaret Spelding- 2053 Edgemore Drive Southeast
Atlanta Georgia 30316

MOTION was made by Ted Terry, seconded by Nicole Massiah,
that this agenda item be deferred until May 22, 2025 for Public
Hearing. Items 2024-1143, 2024-1444 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

D8 [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 Benavides- 10123 Corporate Square Drive Saint Louis MO

63132 , Beverly Dabney- 2384 Dawn Drive Decatur Georgia 30032

Against: Amy Taylor- 1162 Key Road Southeast Atlanta Georgia 30316, Tommy

T Travis- 2836 Reveille Circle Atlanta Georgia 30316, Nicole Morado- 1118

Dobbs Drive Southeast Atlanta Georgia 30316, Donovan heweberg-Verity- 1118

Dobbs Drive Southeast Atlanta Georgia 30316, Philip Floyd- 1150 Dobbs Drive

Atlanta Georgia 30316, Margaret Spelding- 2053 Edgemore Drive Southeast

Atlanta Georgia 30316

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be deferred until May 22, 2025 for Public Hearing. Items 2024-1143, 2024-1444 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

D9 [2024-1438](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Sterling Social Services, LLC for a Special Land Use Permit (SLUP) to allow for a personal care home, up to six (6) in the R-100 (Residential Medium Lot-100) zoning district, at 3195 Kelly Chapel Road.

Favor: Cassandra Dasis-3210 Knings Bay Circle Decatur Georgia 30234, Dr.

Christina Freeman- 2827 Petersburg Court Decatur Georgia 30034, Dr. Dolores

Mitchell- 4172 Liffey Lane Decatur Georgia 30034, Glennis Jackson- 4487

Mitchell Ridges Drive Ellenwood Georgia 30294

Against: Rosalina Barnes Fowler- 4282 Herwood Oaks Drive Decatur Georgia

30034, Kennedi White- 3280 Georgia 30034, Waqueta Brown- 3227 Wyndham

Parkway Decatur Georgia 30034

MOTION was made by LaDena Bolton, seconded by Nicole Massiah, that this agenda item be deferred until April 3, 2025 for Decision Only. Commissioner Mereda Davis Johnson left the meeting at 8:30 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Davis Johnson

New Cases

N1 [2025-0045](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of MicroLife Institute to rezone property from R-75 (Residential Medium Lot-75) zoning district to R-60 (Residential Small Lot-60) zoning district to allow for a cottage home development, at 2883 and 2893 Midway Road.

Favor: Devin Vemevuen- 486 Sydney Street Southeast Atlanta Georgia 30312

Against: None

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be approved with conditions. Commissioner Mereda Davis Johnson left the meeting at 8:30 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Davis Johnson

N2 [2025-0046](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Dahluk Group, LLC c/o Hakim Hilliard for a Special Land Use Permit (SLUP) allow for a late-night establishment in the C-2 (General Commercial) zoning district and Tier 1 of the Scottdale Overlay District, at 3420 E. Ponce de Leon Avenue.

*Favor: Leake Malede- 3708 Dial Drive Stone Mountain Georgia 30083,
Semarang Tsegay- 676 Appomutley Trace Stone Mountain Georgia 30087, Isaias Siam- 1561 Brookwood Lake Street Snellville Georgia 30078, Serreen Meki- 1834 Independence Drive Atlanta Georgia 30338, Yonas Abedra- 720 Hamddick Road Stone Mountain Georgia 30083*

Against: None

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be approved with conditions. Commissioner Mereda Davis Johnson left the meeting at 8:30 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Davis Johnson

N3 [2025-0047](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of CSS 18, LLC c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a place of worship in the HR-2 (High Density Residential-2) zoning district, at 1600 Mount Mariah Road.

Favor: Michelle Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Against: None

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be approved with conditions. Commissioner Mereda Davis Johnson left the meeting at 8:30 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Davis Johnson

2025-0514 Adjourn

There being no further official business, MOTION was made by Nicole Massiah, seconded by Chakira Johnson, that this agenda item be approved to adjourn the March 27, 2025 Board of Commissioner Meeting at 9:54 p.m. Commissioner Mereda Davis Johnson left the meeting at 8:30 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Davis Johnson

ADJOURNMENT:

There being no further official business, MOTION was made by Nicole Massiah, seconded by Chakira Johnson, that this agenda item be approved to adjourn the March 27, 2025 Board of Commissioner Meeting at 9:54 p.m. 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



Michelle Long Spears (Apr 7, 2025 18:34 EDT)

Michelle Long-Spears
Presiding Officer



Barbara Sanders (Apr 7, 2025 18:35 EDT)

Barbara Sanders-Norwood
County Clerk