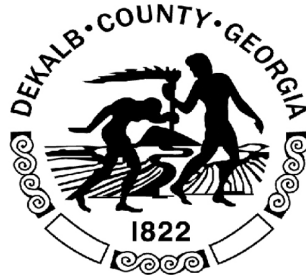


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Meeting Minutes

Thursday, May 28, 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

Call To Order

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.

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

Deferred Cases

D1 [2025-1621](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of D.R. Horton c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up to 214 single-family detached dwellings, at 8277 Norris Lake Way.

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 September 24, 2026. 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 [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.

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be to Approve the Substitute with Conditions. 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

New Cases

N1 [2026-0443](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Optimal Consulting, LLC to rezone property from R-75 (Residential Medium Lot-75) to RSM (Small Lot Residential Mix) zoning district to allow residential homes, at 1942 Columbia Drive.

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Deferred for 30 days to the Board of Commissioners, scheduled June 23, 2026 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

N2 [2026-0444](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Swig c/o Gaskins & LeCraw for a major modification to remove existing zoning conditions pursuant to CZ-88168 in the C-1 (Local Commercial) zoning district and replace them with new zoning conditions, at 2960 North Druid Hills Road.

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Withdrawn without prejudice. Commissioner Nicole Massah was absent during this vote. Items 2026-0444, 2026-0445 were heard together. The motion carried by the following vote:

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

Absent: 1 - Commissioner Massiah

N3 [2026-0445](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Swig c/o Gaskins & LeCraw for a Special Land Use Permit (SLUP) to allow a drive-through facility in an Activity Center in the C-1 (Local Commercial) zoning district, at 2960 North Druid Hills Road.

MOTION was made by Michelle Long Spears, seconded by Ted Terry, that this agenda item be Withdrawn without prejudice. Commissioner Nicole Massah was absent during this vote. Items 2026-0444, 2026-0445 were heard together. The motion carried by the following vote:

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

Absent: 1 - Commissioner Massiah

N4 [2026-0448](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of My Next Home Pro, LLC to amend the character area from CRC (Commercial Redevelopment Corridor) character area to TN (Traditional Neighborhood) character area to construct a new single-family residence in the R-60 (Residential Small Lot-60) zoning district, at 711 & 705 Hillmont Avenue.

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Approved. 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

N5 [2026-0449](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of My Next Home Pro, LLC to rezone properties from C-1 (Local Commercial) zoning district to R-60 (Residential Small Lot-60) zoning district to construct a new single-family residence, at 711 & 705 Hillmont Avenue.

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Approved with conditions. 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

N6 [2026-0450](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Murtaza Mohammadzai to rezone property from R-85 (Residential Medium Lot-85) zoning district to C-1 (Local Commercial) zoning district to allow a tire shop and emissions station, at 4700 East Ponce de Leon Avenue.

MOTION was made by Chakira Johnson, 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

N7 [2026-0451](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of 3 Ladies & A Heart c/o Charika McKenzie for a Special Land
Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6)
adults in the R-100 (Residential Medium Lot-100) zoning district, at 1179 Old
Coach Road.

**MOTION was made by Mereda Davis Johnson, seconded by
LaDena Bolton, that this agenda item be Withdrawn without
prejudice. Commissioner Michelle Long Spears left the meeting at
7:30 p.m. 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 [2026-0452](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Tori Engineering c/o Amber Lee to rezone property from R-75
(Residential Medium Lot-75) zoning district to R-60 (Residential Small
Lot-60) zoning district to allow twelve (12) single-family homes, at 2697 Kelly
Lake Road.

**MOTION was made by Nicole Massiah, seconded by LaDena
Bolton, that this agenda item be Deferred for 30 days to the Board
of Commissioners meeting, scheduled on June 23, 2026.
Commissioner Michelle Long Spears left the meeting at 7:30 p.m.
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 [2026-0447](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow a drive-through facility (car wash) in an activity center in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Approved with conditions. Commissioner Michelle Long Spears left the meeting at 7:30 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

N10 [2026-0489](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of QuikTrip Corporation for a Special Land Use Permit (SLUP) to allow an accessory alcohol outlet in the C-1 (Local Commercial) zoning district, at 4733, 4773 and 4775 Memorial Drive.

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Approved with conditions. Commissioner Michelle Long Spears left the meeting at 7:30 p.m. 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 [2026-0490](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of QuikTrip Corporation 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 4733, 4773 and 4775 Memorial Drive.

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Approved with conditions. Commissioner Michelle Long Spears left the meeting at 7:30 p.m. 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 [2026-0534](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Avondale Church of Christ c/o Battle Law, P.C. to rezone
property from the R-75 (Residential Medium Lot-75) zoning district to the OI
(Office Institutional) zoning district to allow for an existing place of worship,
at 4017 Memorial Drive.

MOTION was made by Nicole Massiah, seconded by LaDena
Bolton, that this agenda item be Approved. Commissioner
Michelle Long Spears left the meeting at 7:30 p.m. The motion
carried by the following vote:

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

Absent: 2 - Commissioner Patrick, and Commissioner Long
Spears

N13 [2026-0630](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of the Director of Planning & Sustainability to amend Section
27-3.39 to update the Bouldercrest-Cedar Grove-Moreland Overlay District
to allow limited office uses, when subject to a Special Land Use Permit and
additional criteria with Tier V of the overlay.

MOTION was made by Nicole Massiah, seconded by Ted Terry,
that this agenda item be to Defer the substitute to the Board of
Commissioners meeting, scheduled on June 23, 2026 for Decision
Only. Commissioner Michelle Long Spears left the meeting at 7:30
p.m. 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

N14 [2026-0628](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment to amend Chapter 24 pertaining to an excise tax on Short-Term Rentals and Chapter 27 pertaining to zoning, for the purpose of clarifying provisions. This text amendment is County-wide.

MOTION was made by LaDena Bolton, seconded by Michelle Long Spears, that this agenda item be Deferred for 30 days to the Board of Commissioners meeting, scheduled on June 23, 2026 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

N15 [2026-0453](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to Residential Entertainment in RE (Residential Estate); O-I (Office-Institutional); OIT (Office-Institutional-Transitional); M (Light Industrial); M2 (Heavy Industrial) zoning districts, and for other purposes.

MOTION was made by Michelle Long Spears, seconded by Nicole Massiah, that this agenda item be Deferred to the Board of Commissioners - Zoning Meeting, scheduled on August 13, 2026 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

N16 [2026-0629](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment to identify repeated nuisance properties and establish pathways for notice, corrective action, and related administrative fees. This text amendment is County-wide.

MOTION was made by LaDena Bolton, seconded by Mereda Davis Johnson, that this agenda item be Deferred to the Board of Commissioners - Zoning Meeting, scheduled on August 13, 2026 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

N17 [2026-0509](#)

COMMISSION DISTRICT(S): Commission District 01 Super District 07
**Application of Shallowford Grocery Atlanta, Inc. c/o Terry Bailey for a
Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine
sales) in the C-2 (General Commercial) zoning district, at 2615 Shallowford
Road.**

**MOTION was made by LaDena Bolton, seconded by Mereda
Davis Johnson, that this agenda item be Approved with
conditions. Commissioner Michelle Long Spears left the meeting
at 7:30 p.m. Commissioner Robert Patrick recused himself and
left the meeting at 9:01 p.m. The motion carried by the following
vote:**

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

Absent: 1 - Commissioner Long Spears

Recused: 1 - Commissioner Patrick

ADJOURNMENT:

MOTION was made by LaDena Bolton, seconded by Nicole Massiah, that this agenda item be Approved to adjourn the May 28, 2026 Board of Commissioner Zoning Meeting at 9:11. Commissioner Michelle Long Spears left the meeting at 7:30 p.m. and Commissioner Robert Patrick left the meeting at 9:01 p.m. The motion carried by the following vote:

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

Absent: 2 - Commissioner Patrick, and Commissioner Long
Spears



Chakira Johnson
Presiding Officer



Barbara Sanders-Norwood
County Clerk