

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Meeting Minutes

Thursday, July 24, 2025

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multipurpose 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

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, John E. Johns Jr., Supervising County Attorney

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

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: None

*Against: John Turner-2859 Garlahad Drive Northeast Atlanta Georgia 30345,
Barbara Vargas- 1856 Chrysler Drive Northeast Atlanta Georgia 30345, Martha
Gross- 1467 Berkeleyhn Atlanta Georgia 30329, Nancy "Sunny" Saunders- 3101
Rockaway Road Atlanta Georgia 30341*

MOTION was made by Mereda Davis Johnson, seconded by Nicole Massiah, that this agenda item be to approve the substitute. The motion carried by the following vote:

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

No: 1 - Commissioner Long Spears

New Cases

N1 [2025-0624](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 07

Application of Maiysha Rashad & Hakim Hilliard for a Special Land Use Permit (SLUP) to allow for an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district, at 1101 N. Hairston Road.

Favor: Marsha Rashad- 1831 Independence Square Atlanta Georgia 30338

*Against: Jan Dunaway- 4672 Fellswood Drive Stone Mountain Georgia 30083,
Steve Goss- 727 Kenilworth Circle Stone Mountain Georgia 30083*

MOTION was made by Chakira Johnson, 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

N2 [2025-0625](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Valley Consulting, LLC c/o Linda Dunlavy, Dunlavy Law Group to rezone property from R-100 (Residential Medium Lot-100) zoning district to MR-1 (Medium Density Residential-1) zoning district to allow a townhome development, at 2381 Snapfinger Road.

*Favor: Linda Dunlavy- 235 N. Highland Ave Northeast Atlanta Georgia 30307,
Tommy T Travis (No address)*

Against: None

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be deferred to the next meeting of the Board of Commissioners, scheduled August 12, 2025 for Decision Only. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

N3 [2025-0626](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Hailey Todd, PEC+ for a Special Land Use Permit (SLUP) to allow for senior residential housing in the R-100 (Residential Medium Lot-100) zoning district and Tier 5 of the Hidden Hills Overlay district, at 5083 Biffle Road.

Favor: Hayley Todd- 350 Research Court Ste. 200 Norcross Georgia 30092

*Against: Roderick Frierson- 1528 Hidden Hills Parkway Stone Mountain
Georgia 30088*

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be deferred to the next meeting to the Board of Commissioners, scheduled on August 12, 2025 for Decision Only. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

N4 [2025-0627](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Nichelle Bell to rezone properties from R-75 (Residential Medium Lot-75) zoning district to RSM (Small Lot Residential Mix) to allow for single-family detached, attached (duplex and tri-plex), and a three-story condominium building, at 3803 & 3815 Glenwood Road.

Favor: Nichelle Bell (No Address), Tommy Travis (No Address), Edward Alston - 1881 Farris Drive, Decatur, GA 30032, Jacqueline Bunn- 3803 and 3815 Glenwood Road Decatur Georgia 30032, Michelle Namer- 1880 Glendale Drive Decatur Georgia 30032, Ethan William 3008 San Jose Drive Decatur 30032, Jaren Turner 3795 Glenwood Road Decatur Georgia 30032
Against: none

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 on August 26, 2025 for Public Hearing. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

N5 [2025-0628](#)

COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP to rezone property from C-2 (General Commercial) zoning district to HR-1 (High Density Residential - 1) zoning district to allow for single-family, attached and multi-family developments, at 3265 Northeast Expressway.

Favor: Jonathan Futrell-600 Peachtree Street Suite 3000 Atlanta Georgia 30308
Against: None

MOTION was made by Robert Patrick, seconded by LaDena Bolton, that this agenda item be Full cycle deferral to the Board of Commissioners - Zoning Meeting, scheduled on September 25, 2025. Commissioner Nicole Massiah was absent during this vote. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 2 - Commissioner Johnson, and Commissioner Massiah

N6 [2025-0629](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Tawanda Vauss to rezone property from R-85 (Residential Medium Lot-85) zoning district to RSM (Small Mix Residential) zoning district to allow for a personal care home for more than six (6) individuals, at 7566 Union Grove Road.

Favor: Tawanda Vauss- 7566 Union Grove Road Lithonia Georgia 300358

Against: None

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be approved. Items 2025-0629, 2025-0630 were heard together. Commissioner Chakira Johnson left the meeting at 6:34 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

N7 [2025-0630](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Tawanda Vauss for a Special Land Use Permit (SLUP) to allow for a personal care home for more than six (6) individuals in the RSM (Small Mix Residential) zoning district, at 7566 Union Grove Road.

Favor: Tawanda Vauss- 7566 Union Grove Road Lithonia Georgia 300358

Against: None

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be approved. Items 2025-0629, 2025-0630 were heard together. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

N8 [2025-0631](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Meleshia Myrie for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-85 (Residential Medium Lot-85) zoning district, at 1816 Enid Drive.

Favor: Meleshie Maurice- 1816 Enid Drive Lithonia Georgia 30058

Against: None

MOTION was made by Mereda Davis Johnson, seconded by Nicole Massiah, that this agenda item be approved with conditions. Commissioner LaDena Bolton was absent during this vote. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Long Spears, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Massiah

Absent: 2 - Commissioner Johnson, and Commissioner Bolton

N9 [2025-0632](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Pinewood 383, LLC c/o Nyalls Carlton for a Special Land Use Permit (SLUP) to allow for a personal care home for up to six (6) individuals in the R-100 (Residential Medium Lot-100) zoning district, at 3600 Preakness Drive.

Favor: Nyalls Cartton- 3600 Preakness. Drive Decatur Georgia. 30034

Against: Valerie Kong-Queen- 3745 Preakness Drive Decatur Georgia 30034,

Vanessa N Windham- 3651 Preakness Drive Decatur Georgia 30034, Tyrone

Cox- 3571 Greentree Farms Drive Decatur Georgia 30034, Bridgette Philpot-

2925 Blue Grass Lane Decatur Georgia 30034, Jennifer Johnson- 3610

Preakness Decatur Georgia 30034, Leah Cox - 3571 Greentree Farms Drive

Decatur Georgia 30034, Tommy T Travis (No Address)

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be withdrawn without prejudice. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

N10 [2025-0633](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Druniece Jackson for a Special Land Use Permit (SLUP) allow for a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 4106 Creek Court.

Favor: Druniece Jackson- 4106 Creek Court Stone Mountain Georgia. 30083

Against: None

MOTION was made by LaDena Bolton, seconded by Ted Terry, that this agenda item be deferred to the next meeting, scheduled August 12, 2025 for Decision Only.

SUBSTITUTE MOTION was made by Mereda Davis Johnson, that this agenda item be approved. The motion failed for a lack of second.

SECOND SUBSTITUTE MOTION was made by Robert Patrick, seconded by Nicole Massiah, that this agenda item be tabled. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Long Spears,
 Commissioner Davis Johnson, Commissioner Terry,
 and Commissioner Massiah

No: 1 - Commissioner Bolton

Absent: 1 - Commissioner Johnson

Favor: Druniece Jackson- 4106 Creek Court Stone Mountain Georgia. 30083

Against: None

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be taken off table. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

Favor: Druniece Jackson- 4106 Creek Court Stone Mountain Georgia. 30083

Against: None

MOTION was made by LaDena Bolton, seconded by Mereda Davis Johnson, that this agenda item be approved with 2 conditions. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

N11 [2025-0634](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Denise Amos for a Special Land Use Permit (SLUP) to allow for a child daycare facility for up to six (6) individuals in the R-75 (Residential Medium Lot-75) zoning district, at 2854 Clifton Church Road.

MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be approved with conditions. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

N12 [2025-0635](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of the Director of Planning & Sustainability for a text amendment to Chapter 27-3.33 Division 33 to extend the I-20 Overlay District, Tier 2 to 3221 Glenwood Road.

Favor: Tommy T Travis (No Address)

Against: None

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be approved. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

ADJOURNMENT:

There being no further official business, MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be approved to adjourn the July 24, 2025 Board of Commissioners Meeting at 9:04 p.m. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Johnson

Michelle Long-Spears
Presiding Officer

Barbara Sanders-Norwood
County Clerk

ADJOURNMENT:

There being no further official business, MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be approved to adjourn the July 24, 2025 Board of Commissioners Meeting at 9:04 p.m. Commissioner Chakira Johnson left the meeting at 6:34 p.m. The motion carried by the following vote:

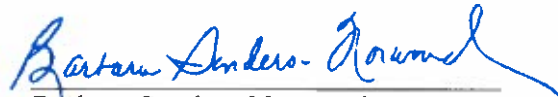
Yes: 6 - Commissioner Patrick, Commissioner Long Spears, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Johnson



Michelle Long Spears (Aug 11, 2025 18:20:05 EDT)

Michelle Long-Spears
Presiding Officer



Barbara Sanders-Norwood
County Clerk