

# DeKalb County Government

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



## Meeting Minutes

Thursday, June 25, 2020

5:30 PM

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

*Commissioner Steve Bradshaw, Presiding Officer, District 4  
Commissioner Lorraine Cochran-Johnson, Deputy, District 7*

*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 Lorraine Cochran-Johnson, Super District 7*

- Present:** 5 - Commissioner Larry Johnson, Commissioner Kathie Gannon, Commissioner Steve Bradshaw, Commissioner Mereda Davis Johnson, and Commissioner Lorraine Cochran-Johnson
- Absent:** 2 - Commissioner Nancy Jester and Commissioner Jeff Rader

**Staff Present:** Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

*The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, May 28, 2020 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) DCTVChannel23.TV.*

*The public is invited to watch the broadcast on DCTV's UStream link (<https://video.ibm.com/channel/dctv-channel-23>), or join the meeting using the Zoom link (<https://dekalbcountyga.zoom.us/j/94883110323>), or by telephone (602-333-0032 or 888-270-9936, conference code: 217687).*

*For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting.*

*The Board will provide 15 minutes of time for citizens to speak in favor of an agenda item, and 15 minutes for citizens to speak in opposition. Citizens who attend the meeting via the Zoom link above may join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. There will be no comment cards, so when you are called upon, please state your name and address for the record. Also, please be conscious of speaking time so that everyone has an opportunity to provide input in the allotted time. Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 p.m. on the date of the public hearing to [PublicHearing@dekalbcountyga.gov](mailto:PublicHearing@dekalbcountyga.gov).*

## **New Cases**

N1 [2020-0310](#)

**COMMISSION DISTRICT(S): 3 & 6**

Application of Terrence E Brooks to rezone property from R-100 (Residential Medium Lot) District to the RE (Residential Estate) District to allow a special event facility with a requested Special Land Use Permit (SLUP-20-1243788) in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table of the DeKalb County Zoning Ordinance, at 4201 Panthersville Road.

*Terrance Brooks, applicant, Econuel Ingram, Chale Bahati, spoke in support*

*William Burks, 4127 Reddy Park Court Ellenwood, GA, Robin Brewington, 2834 Cedar Trace Dr. Ellenwood, GA, Betty Prather, 2339 Rolling Rock Dr. Conley, GA, spoke in opposition*

**MOTION was made by Larry Johnson, seconded by Kathie Gannon, that this agenda item be denied. Items 2020-0310 and 2020-0311 were heard together. Commissioner Mereda Davis Johnson abstained. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 4 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

**Abstain:** 1 - Commissioner Davis Johnson

N2 [2020-0311](#)

**COMMISSION DISTRICT(S): 3 & 6**

Application of Terrence E Brooks to request a Special Land Use Permit (SLUP) to operate a special events facility within a requested RE (Residential Estate) District in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table of the DeKalb County Zoning Ordinance, at 4201 Panthersville Road.

*Terrance Brooks, applicant, Econuel Ingram, Chale Bahati, spoke in support*

*William Burks, 4127 Reddy Park Court Ellenwood, GA, Robin Brewington, 2834 Cedar Trace Dr. Ellenwood, GA, Betty Prather, 2339 Rolling Rock Dr. Conley, GA, spoke in opposition*

**MOTION was made by Larry Johnson, seconded by Kathie Gannon, that this agenda item be denied. Items 2020-0310 and 2020-0311 were heard together. Commissioner Mereda Davis Johnson abstained. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 4 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

**Abstain:** 1 - Commissioner Davis Johnson

N3 [2020-0312](#)

**COMMISSION DISTRICT(S): 3 & 7**

Application of Bank OZK for a Special Land Use Permit (SLUP) to allow a bank with a drive through in a C-1 (Local Commercial) District in accordance to Chapter 27, Article 4 Use Table and Section 4.2.23 of the DeKalb County Zoning Ordinance, at 3585 Memorial Drive.

*Henry Baily, Attorney for applicant, spoke in support*

**MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be approved. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

N4 [2020-0313](#)

**COMMISSION DISTRICT(S): 4 & 6**

Application of AHS Residential to rezone seven parcels from O-I (Office Institutional) District to HR-3 (High Density Residential - 3) District to allow for the development of 448 multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

*Michelle Battle, One West Ct. Sq. Decatur, GA, spoke in support*

**MOTION was made by Kathie Gannon, seconded by Larry Johnson, that this agenda item be deferred for a Full Cycle, until September 22, 2020. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

N5 [2020-0314](#)

**COMMISSION DISTRICT(S): 2 & 6**

Application of Luke Wemette to request a Special Land Use Permit (SLUP) for a proposed restaurant with a drive-through in a C-1 (Local Commercial) District in accordance Chapter 27, Article 4 of the DeKalb County Zoning Ordinance, Table 4.1., at 2550 Lawrenceville Highway.

*Luke Wemette, 1111 Cambridge Sq. Alpharetta, GA, spoke in support*

**MOTION was made by Kathie Gannon, seconded by Larry Johnson, that this agenda item be approved with 6 conditions submitted by Commissioner Kathie Gannon. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

N6 [2020-0317](#)

**COMMISSION DISTRICT(S): 2 & 6**

Application of Diane H. McCorvey c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop five urban single detached units at a density of 6.01 units per acre, at 2573 North Druid Hills Road.

*Michelle Battle, One West Ct. Sq. Decatur, GA , spoke in support*

*Debbie Aviva Kessler, 1492 North Crossing Circle NE, spoke in opposition*

**MOTION was made by Larry Johnson, seconded by Kathie Gannon, that this agenda item be approved with 11 conditions submitted by Commissioner Kathie Gannon. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

N7 [2020-0319](#)

**COMMISSION DISTRICT(S): 3 & 7**

Application of Susan A. Moss to rezone property rezone property from R-75 (Residential Medium Lot-75) to RSM (Residential Small Lot Mix) for a conservation community of eight urban single-family detached units, two townhome units, and an accessory caretaker dwelling unit, at 3559 Sherrydale Lane.

*Greg Ramsey, 137 Ponce de Leon Ct. Atlanta, GA, Beverly Mines, 1460 Cobb Branch Dr. Decatur, GA , spoke in support*

**MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be deferred for 30 days, until July 28, 2020 for Public Hearing. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

N8 [2020-0320](#)

**COMMISSION DISTRICT(S): 4 & 6**

Application of Avondale Park, LLC c/o Felipe Castellanos for a major modification to modify zoning conditions pursuant to CZ-18-22125 for a mixed residential, office, and commercial development, to now increase the number of townhomes from 51 to 57 and reduce the number of single-family homes from 19 to 15, at 3458, 3468 and 3478 Mountain Drive.

*Felipe Castellanos, 223 Johnson Ferry Rd. Marietta, GA, spoke in support*

**MOTION was made by Kathie Gannon, seconded by Larry Johnson, that this agenda item be to withdraw the major modification, with the condition that the applicant attend the next Community Council meeting. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

N9 [2020-0331](#)

**COMMISSION DISTRICT(S): 3 & 6**

Application of Erica Stewart for a Special Land Use Permit (SLUP) for a 24-hour in-home child day care facility in an RSM (Residential Small Lot Mix) District, in accordance with Chapter 27, Article 4, Section 4.1.3 Use Table, at 2902 Cedar Trace Road.

*Erica Stewart, Applicant, spoke in support*

**MOTION was made by Larry Johnson, seconded by Kathie Gannon, that this agenda item be approved with 6 conditions submitted by Commissioner Kathie Gannon. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

N10 [2020-0387](#)

**COMMISSION DISTRICT(S): 4 & 6**

Application of MARTA c/o Debbie Frank to rezone properties from R-75 (Residential Medium Lot-75), MR-2 (Medium Density Residential-2), and C-1 (Local Commercial) Districts to MU-4 (Mixed Use High Density) District to allow a future mix of land uses to implement the LCI Plan.

*Debbie Frank, Applicant, spoke in support*

**MOTION was made by Kathie Gannon, seconded by Larry Johnson, that this agenda item be withdrawn without prejudice. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader

**POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY IN COUNTY SERVICES.**

DeKalb County Government does not discriminate against qualified individuals with disabilities or exclude them from participating in or receiving benefits of its services, programs, or activities, based on disability. Janet Essix, DeKalb County Government's Employee Relations Manager and ADA Coordinator, is designated to coordinate the County's compliance with Part 35 of the Department of Justice regulations regarding the Americans with Disabilities Act. Janet Essix may be contacted at 1300 Commerce Drive, 1st Floor, Decatur, GA 30030, 404.371.2309, to request information about access for persons with disabilities to County services, programs and activities, or to discuss a grievance regarding an impediment to such access. Ten days' notice is requested for special accommodations.



ADJOURNMENT:

**There being no further official business, MOTION was made by Commissioner Larry Johnson and seconded by Commissioner Mereda Davis Johnson to adjourn the June 25, 2020 Board of Commissioners Zoning meeting at 7:38 p.m. Commissioners Nancy Jester and Jeff Rader were absent from the meeting. The motion carried by the following vote:**

**Yes:** 5 - Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**Absent:** 2 - Commissioner Jester, and Commissioner Rader



Steve Bradshaw (Jun 26, 2020 14:58 EDT)

Stephen R. Bradshaw  
Presiding Officer



Barbara Sanders (Jul 2, 2020 11:25 EDT)

Barbara Sanders-Norwood  
County Clerk









# 06.25.2020 Zoning Minutes for signature

Final Audit Report

2020-07-02

Created:	2020-06-26
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