

# DeKalb County Government

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



## Summary

Thursday, May 28, 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*

**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).

## Deferred Cases

D1 [2019-4711](#)

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

**Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot - 60) for a 25-unit single-family residential development at a density of 5.07 units per acre, at 2061 & 2067 Windyhill Road.**

**Withdrawn**

*Pilar Pedreria, 2067 & 2061 Windy Hill Rd., spoke to withdraw*

*Paul Nance, 2688 Tilson Rd. Decatur, GA (no zipcode), Valerie Johnson, 2460 Parkland Dr. Decatur, GA (no zipcode), Lisa Black, 2493 McAfee Rd. (no city, zipcode), Bobbie Ellison, 2659 Tilson Rd. Decatur, GA 30032, spoke in opposition*

- D2**     [2019-4716](#)     **COMMISSION DISTRICT(S): 5 & 7**  
Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property, at 5636 Redan Road.  
**Approved**  
*Michelle Battle, Battle Law, spoke in favor*
- D3**     [2019-4717](#)     **COMMISSION DISTRICT(S): 5 & 7**  
Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ- 18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District, at 5636 Redan Road.  
**Approved**  
*Michelle Battle, Battle Law, spoke in favor*
- D4**     [2019-4734](#)     **COMMISSION DISTRICT(S): 3, 4, 5 and Super Districts 6 & 7**  
Application of the Director of Planning and Sustainability to amend Section 27-3.41. of the Kensington-Memorial Drive Overlay District to allow automotive rental and leasing as a permitted use subject to certain standards and to rename the overlay district. This applies to all properties within the Kensington Memorial Drive Overlay District.  
**Approved**  
*Stan Sugarman (no address), Josh Strickland, 4100 Covington Hwy Decatur, GA (no zipcode), Michael Hann, 3897 Redan Rd. Stone Mountain (no zipcode), spoke in favor*  
  
*Anelle Johnson Elder, 3914 West Hilda Cir. Decatur 30035, Charlie Holiday Wilson, 1151 Mohican Trail Stone Mountain, GA (no zipcode), spoke in opposition*

## New Cases

- N1**     [2020-0082](#)     **COMMISSION DISTRICT(S): 2 & 6**  
Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.  
**Approved with substitute conditions dated May 27, 2020 submitted by Commissioner Kathie Gannon**  
*Sharon Sandinoff, 1737 Reindeer Dr. Northeast (no city, zipcode), spoke in favor*

- N2     [2020-0083](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Sudhir Tejpaul to rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use-4) to HR-1 (High-Density Residential-1) for a multifamily residential building, at 1221 & 4220 S. Indian Creek Place.  
**Deferred for a Full Cycle, until July 28, 2020**  
  
*Sudhir Tejpaul, 9915 Wades Ferry Crossing Duluth, GA (no zipcode), Michelle Battle, Kennesaw, GA, spoke in favor*  
  
*Melissa Taylor, 4230 Autumn Hill Dr., Charlie Holiday Wilson, 1151 Mohican Trail Stone Mountain, GA (no zipcode), Anelle Johnson Elder, 3914 West Hilda Cir. Decatur 30035, Sheila Nunn, 1189 Sharington Dr. Stone Mountain, GA (no zipcode), Kimberly Gay, 1221 Indian Creek rezone area, spoke in opposition*
- N3     [2020-0084](#)     COMMISSION DISTRICT(S): 5 & 7  
Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units, at 1705 Panola Road.  
**Approved with revised conditions submitted by Michelle Battle to the Planning Department**  
  
*Michelle Battle, Battle Law, spoke in favor*
- N4     [2020-0085](#)     COMMISSION DISTRICT(S): 4 & 6  
Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district, at 4038 Rockbridge Road.  
**Approved with staff conditions**  
  
*Michelle Battle, Battle Law, spoke in favor*
- N5     [2020-0086](#)     COMMISSION DISTRICT(S): 3 & 6  
Application of Eden Rock Moreland, LLC for a Special Land Use Permit (SLUP) for a proposed drive-through restaurant in a C-2 (General Commercial) District, at 1250 Moreland Avenue.  
**Approved with substitute conditions submitted by Commissioner Kathie Gannon**

N6 [2020-0087](#)

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

**Application of Core Development Group, LLC c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot - 75) to RSM (Residential Small Lot Mix) to develop a 70-unit luxury townhome community, at 879 & 894 Porter Road.**

**Approved with staff conditions**

*Michelle Battle, Battle Law, Scott & Nikki Moore, 985 Porter Rd., Herbert Weiss, 960 Porter Rd., Darren Boyce, 1124 Dove Valley Rd Decatur, GA 30032, Victoria Webb, 3137 Rockbridge Rd., spoke in favor*

*Sarah Falls, 975 Porter Rd., spoke in opposition*

**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.