

# DeKalb County Government

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



## Meeting Minutes

Thursday, September 24, 2020

5:30 PM

Via Zoom

### **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:** 7 - Commissioner Nancy Jester, Commissioner Jeff Rader, Commissioner Larry Johnson, Commissioner Kathie Gannon, Commissioner Steve Bradshaw, Commissioner Mereda Davis Johnson and Commissioner Lorraine Cochran-Johnson

**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, September 24, 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 DCTV's webpage, and on DCTVChannel23.TV. <https://video.ibm.com/channel/dctv-channel-23>*

*TO participate and Join from PC, Mac, Linux, iOS or Android: or <https://dekalbcountyga.zoom.us/j/94883110323> Or Telephone: Dial: USA 602 333 0032 USA 8882709936 (US Toll Free) 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**      [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 multi-family units at a proposed density of 40 units per acre, at 4213, 4203, 4195, 4187, 4179, 4183 & 4159 Memorial Drive.

**MOTION was made by Kathie Gannon, seconded by Larry Johnson, that this agenda item be deferred to the next meeting, until October 13, 2020 for Decision Only. The motion carried by the following vote:**

**Yes:**                    7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**D2**      [2020-0601](#)

**COMMISSION DISTRICT(S): 5 & 7**

Application of Parkland Communities, Inc c/o Battle Law, PC to rezone properties from R-100 (Residential Medium Lot) District to RSM (Residential Small Lot Mix) District to develop a 160-lot single family detached subdivision at a density of 3.50 units per acre, at 1467, 1503 & 1513 Stephenson Road.

**MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be approved with staff conditions, subject to obtaining a copy of the HOA Covenants regarding Certificate of Owner Occupancy and rental agreements. The motion carried by the following vote:**

**Yes:**                    7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson



N1 [2020-0833](#)

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

Application of Focus Brands c/o Julie Sellers for a Special Land Use Permit (SLUP) to construct a new drive-through restaurant (Jamba Juice & Auntie Anne's) within the C-1 (Local Commercial) District, at 2933 N. Druid Hills Road.

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be deferred to the next meeting, until October 13, 2020 for Public Hearing. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

N2 [2020-0834](#)

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

Application of Stein Investment Co., LLC c/o Dennis J Webb for a future land use amendment request to change from Neighborhood Center (NC) to Regional Center (RC) to allow for a mixed-use development comprising approximately 14,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be deferred for a Full Cycle, until November 19, 2020, and to direct the applicant to work with the Planning Department to do a small area study. The Planning Director Andrew Baker recused himself from the small area study and the recommendation as this item comes back to the Board. Items 2020-0834 and 2020-0835 were heard together. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

N3 [2020-0835](#)

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

Application of Stein Investment Co., LLC c/o Dennis J Webb to request a rezoning of properties from C-1 (Local Commercial) and C-2 (General Commercial) to HR-3 (High Density Residential-3) district to allow for the construction of a mixed use development consisting of approximately 10,000 square feet of accessory restaurant and retail space and 264 multi-family apartments, at 2814 Clairmont Road.

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be deferred for a Full Cycle, until November 19, 2020, and to direct the applicant to work with the Planning Department to do a small area study. The Planning Director Andrew Baker recused himself from the small area study and the recommendation as this item comes back to the Board. Items 2020-0834 and 2020-0835 were heard together. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

N4 [2020-0836](#)

**COMMISSION DISTRICT(S): 1 & 7**

Application of Embry Hills Church of Christ c/o Michelle Battle for a Special Land Use Permit (SLUP) to add a new 700-seat sanctuary and expand the parking lot to accommodate 243 parking spaces, at 3214 Chamblee-Tucker Road.

**MOTION was made by Nancy Jester, seconded by Larry Johnson, that this agenda item be deferred, until the January 2021 Zoning meeting, with the date to be determined. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

N5 [2020-0837](#)

**COMMISSION DISTRICT(S): 5 & 7**

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to amend the Future Land Use Plan from Conservation Open Space (COS) to Suburban (SUB) to allow for a thirty-six single-family detached subdivision, at 8400 Pleasant Hill Way.

**MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be approved.**

**The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

N6 [2020-0838](#)

**COMMISSION DISTRICT(S): 5 & 7**

Application of D.R. Horton-Crown LLC c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot) District to RNC (Residential Neighborhood Conservation) District to develop thirty-six single-family detached residences, at 8400 Pleasant Hill Way.

**MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be withdrawn.**

**The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

N7 [2020-0839](#)

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

Application of Daniel J Reuter to rezone property from R-75 (Single-Family Residential) District to R-60 (Single-Family Residential) District to create two lots, at 1377 Scott Boulevard.

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be approved with 4 conditions submitted by**

**Commissioner Jeff Rader. Commissioner Lorraine Cochran-Johnson was out of the room and not voting. The motion carried by the following vote:**

**Yes:** 6 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, and Commissioner Davis Johnson

**Absent:** 1 - Commissioner Cochran-Johnson

**N8**      [2020-0840](#)

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

Application of APC Contractors Inc to rezone properties from O-I (Office Institutional) to MR-2 (Medium Density Residential-2) District to allow the construction of a 44-unit single-family attached townhome development, at 3229, 3237, 3245, 3251, and 3265 Memorial Drive.

**MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be approved. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**N9**      [2020-0841](#)

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

Application of the Director of Planning & Sustainability to amend text in the DeKalb County 2035 Comprehensive Plan, Chapter 7, to include the Memorial Drive Revitalization Plan as a Small Area Plan (SAP).

**MOTION was made by Steve Bradshaw, seconded by Kathie Gannon, that this agenda item be approved. The motion carried by the following vote:**

**Yes:** 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

**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 Lorraine Cochran-Johnson and seconded by Commissioner Jeff Rader to adjourn the September 24, 2020 Board of Commissioners Zoning meeting at 9:23 p.m. The motion carried by the following vote:**

**Yes:**           7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Commissioner Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

*Steve Bradshaw*

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Stephen R. Bradshaw  
Presiding Officer

*Barbara Sanders-Norwood*

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Barbara Sanders-Norwood  
County Clerk









# 09.24.2020 Zoning Minutes for signature

Final Audit Report

2020-09-30

Created:	2020-09-30
By:	Kristin Rodgers (kwrogers@dekalbcountyga.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyONzUttB9Z8H6rBnxCejHRfmHx3UfQvi

## "09.24.2020 Zoning Minutes for signature" History

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2020-09-30 - 4:20:00 PM GMT- IP address: 104.47.64.254
-  Document e-signed by Steve Bradshaw (rflieg@dekalbcountyga.gov)  
Signature Date: 2020-09-30 - 4:20:17 PM GMT - Time Source: server- IP address: 204.120.180.4
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2020-09-30 - 4:20:19 PM GMT
-  Email viewed by Barbara Sanders (bhsander@dekalbcountyga.gov)  
2020-09-30 - 5:25:34 PM GMT- IP address: 104.47.64.254
-  Document e-signed by Barbara Sanders (bhsander@dekalbcountyga.gov)  
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2020-09-30 - 5:25:58 PM GMT