

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Meeting Minutes

Thursday, November 20, 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: 5 - Commissioner Michelle Long Spears, Commissioner Chakira Johnson, Commissioner Mereda Davis Johnson, Commissioner LaDena Bolton and Commissioner Nicole Massiah

Absent: 1 - Commissioner Robert Patrick

Vote Via Phone: 1 - Commissioner Ted Terry

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.

Deferred Cases

D1 [2025-0972](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning and Sustainability to amend Chapter 27 to Establish a Definition, Regulatory Guidelines, and Development Standards for Data Centers in M (Industrial), M-2 (Heavy Industrial), O-I (Office-Institutional), and O-D (Office-Distribution) zoning districts. This text amendment is County-wide.

Favor: Jim Smith- 716 Densley Drive Decatur Georgia 30033, Tommy Travis (No Address), James Wroe- 1252 Weatherstone Drive Northeast Atlanta Georgia 30324

Against: Gina Maugham- 8179 Pleasant Hill Road Lithonia Georgia 30058, Terrence Brooks- 4201 Panthersville Road Ellenwood Georgia 30294, Jackie Malcom- Conley Georgia, Amy Taylor- 1162 Key Road Southeast Atlanta Georgia, Edwina Clantow- 3624 Dogwood Pass Stonecrest Georgia 30038, Rosalind McIntyre- Decatur Georgia, Donna Priest-Brown- 5959 Fairing Drive Stonecrest Georgia 30038

MOTION was made by Mereda Davis Johnson, seconded by Chakira Johnson, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on December 16, 2025 for Decision Only. Commissioner Ted Ted voted via phone on this item and left the meeting. The motion carried by the following vote:

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

No: 1 - Commissioner Terry

Absent: 1 - Commissioner Patrick

D2 [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: Jessica Hill- 600 Peachtree Street Atlanta Georgia 30308.

Against: None

MOTION was made by LaDena Bolton, seconded by Chakira Johnson, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on December 16, 2025 for Decision Only. The motion carried by the following vote:

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

Absent: 2 - Commissioner Patrick, and Commissioner Terry

D3 [2025-0960](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Memorial Properties, Inc. c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district) to O-I (Office-Institution) zoning district to allow a funeral home in conjunction with an existing cemetery, at 700 Jordan Lane.

Favor: Josh Mahoney - 3562 Habersham at Northlake Tucker Georgia 30084

Against: John Filleau- 2933 Lawrence Drive Decatur Georgia 30033, Joyce

Kinnard- 2845 Jordan Oaks Lane Decatur Georgia 30033, Susan Nease 3030

Hollywood Drive Decatur Georgia 30033, Beth Helmey- 2959 Judylyn Drive

Decatur Georgia 30033

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

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

Absent: 2 - Commissioner Patrick, and Commissioner Terry

D4 [2025-0970](#)

**COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for
a Special Land Use Permit (SLUP) to allow utility structures for the
transmission or distribution of services in the RSM (Small Lot Residential
Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest
Overlay District, Tier 5, and the Soapstone Historic District, 4280 & 4358
Loveless Place; and, 2281 Pineview Trail.**

*Favor: Steve L Jones- 1441 Dunwoody Village Parkway Suite 100 Atlanta
Georgia 30338, William Drehl- 2 Sun Court Suite 400 Peachtree Corners
Georgia 30092*

*Against: Brandon Brown- 4369 Abram Lane Conley Georgia 30288, Pat Culprit-
3577 Bouldercrest Road Ellenwood Georgia 30294, Willie R Malcom- 1581
Boulderwoods Drive Southeast Ellenwood Georgia 30316, Jan Dunaway- 4672
Fellswood Drive Stone Mountain Georgia 30083, Tommy T Travis (No Address),
Regenia Robert's- 1896 Ceder Walk Lane Conley Georgia 30288*

**MOTION was made by Nicole Massiah, seconded by Mereda
Davis Johnson, that this agenda item be deferred to the Board of
Commissioners Meeting, on January 13, 2026 for Decision Only.
Commissioner Ted Terry and Commissioner LaDena Bolton left
the meeting. The motion carried by the following vote:**

Yes: 4 - Commissioner Long Spears, Commissioner Johnson,
Commissioner Davis Johnson, and Commissioner
Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and
Commissioner Bolton

New Cases

N1 [2025-1221](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Marvin Gavins, II to rezone property from R-75 (Residential Medium Lot-75) zoning district and Tier 2 of the Scottdale Overlay district to RSM (Small Lot Residential Mix) zoning district and Tier 1 of the Scottdale Overlay District to allow for the development of a duplex, at 447 Warren Avenue.

Favor: Marvin Gavins Junior- 712 Lost Crook Circle Stone Mountain Georgia 30088

Against: None

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be Approved with conditions. Commissioner Ted Terry and Commissioner LaDena Bolton left the meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton

N2 [2025-1222](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of NDM (EDENS), LLC c/o Dennis J. Webb, Jr. for a Special Land Use Permit (SLUP) to allow a drive-through for a grocery store pharmacy in the MU-4 (Mixed-Use High Density) zoning district, at 2050 Lawrenceville Highway.

Favor: Alex Brock- 1105 West Peachtree Street Atlanta Georgia 30009

Against: None

MOTION was made by Michelle Long Spears, seconded by Nicole Massiah, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on December 9, 2025 for Decision Only. Commissioner Ted Terry and Commissioner LaDena Bolton left the meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton

N3 [2025-1223](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district, at 4144 Memorial Drive and 3416 Covington Highway.

Favor: Rohail Hada- 6331 Crestgate Lane Tucker Georgia 30084

Against: None

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on December 9, 2025 for Decision Only. Items 2025-1223, 2025-1224 were heard together. Commissioner Ted Terry and Commissioner LaDena Bolton left the meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton

N4 [2025-1224](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Rohail Hada for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district, at 4144 Memorial Drive and 341 Covington Highway.

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be deferred to the Board of Commissioners Meeting, scheduled on December 9, 2025 for Decision Only. Items 2025-1223, 2025-1224 were heard together. Commissioner Ted Terry and Commissioner LaDena Bolton left the meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton

N5 [2025-1225](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Memorial Market, LLC c/o Kathryn M. Zickert for a Special Land Use Permit (SLUP) to allow fuel pumps for a convenience store in the C-1 (Local Commercial) zoning district, at 4717 Memorial Drive.

Favor: Rohail Hada- 6331 Crestgate Lane Tucker Georgia 30084

Against: None

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be Withdrawn without prejudice. Items 2025-1225, 2025-1226 were heard together. Commissioner Ted Terry and Commissioner LaDena Bolton left the meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton

N6 [2025-1226](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Memorial Market, LLC c/o Kathryn M. Zickert for a Special Land Use Permit (SLUP) to allow an alcohol outlet (beer and wine sales) in the C-1 (Local Commercial) zoning district, at 4717 Memorial Drive.

Favor: Rohail Haoa- 6331 Crestgate Lane Tucker Georgia 30084

Against: None

MOTION was made by Chakira Johnson, seconded by Nicole Massiah, that this agenda item be Withdrawn without prejudice. Items 2025-1225, 2025-1226 were heard together. Commissioner Ted Terry and Commissioner LaDena Bolton left the meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton

N7 [2025-1304](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning and Sustainability to adopt the 2026-27 Zoning/Community Council Calendar and Resolution. This text amendment is County-wide.

MOTION was made by Mereda Davis Johnson, seconded by Nicole Massiah, that this agenda item be to Approve the Substitute. Commissioner Ted Terry and Commissioner LaDena Bolton left the meeting. The motion carried by the following vote:

Yes: 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah

Absent: 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton

ADJOURNMENT:

There being no further official business, MOTION was made by Nicole Massiah, seconded by Chakira Johnson, that this agenda item be Approved to adjourn the November 20, 2025 Board of Commissioners Zoning Meeting at 8:10 p.m. The motion carried by the following vote:

- Yes:** 4 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, and Commissioner Massiah
- Absent:** 3 - Commissioner Patrick, Commissioner Terry, and Commissioner Bolton



Michelle Long Spears (Nov 28, 2025 12:08:59 EST)

Michelle Long-Spears
Presiding Officer



Barbara Sanders (Nov 28, 2025 12:58:51 EST)

Barbara Sanders-Norwood
County Clerk