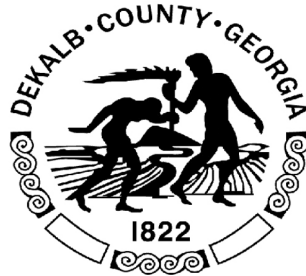


DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Meeting Minutes

Thursday, January 22, 2026

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multipurpose Room A1201)

Board of Commissioners - Zoning Meeting

Commissioner Chakira Johnson, Presiding Officer, District 4

Commissioner Dr. LaDena Bolton, Deputy Presiding Officer, District 7

Commissioner Robert Patrick, District 1

Commissioner Michelle Long Spears, District 2

Commissioner Nicole Massiah, District 3

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Call To Order

Present: 6 - Commissioner Chakira Johnson, Commissioner LaDena Bolton,
Commissioner Nicole Massiah, Commissioner Robert Patrick,
Commissioner Mereda Davis Johnson and Commissioner Ted Terry

Absent: 1 - Commissioner Michelle Long Spears

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 [2024-1442](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a Major Modification of zoning conditions pursuant to CZ-18-22130 for the development of up to 182 single-family detached dwellings in the RNC (Residential Neighborhood Conservation) zoning district, at 7788 Pleasant Hill Road; 1716 Pleasant Hill Trail; 7900 Pleasant Hill Road; 7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road; 7890 Pleasant Hill Road.

Favor: Michile Battle- 3562 Habersham at Northlake Tucker Georgia 30084;

Gina Magnum - 8179 Pleasant Hill Lithonia Georgia;

Against: Oluwapelumi Kareem- 1741 Indian Wood Road Lithonia Georgia 30058

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Approved with 17 conditions. Items 2025-1442, 2025-0283 were heard together. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

D2 [2025-0283](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of 149 single-family homes, at 1619 Pleasant Hill Trail and 7850 Pleasant Hill Road.

Favor: Michile Battle- 3562 Habersham at Northlake Tucker Georgia 30084;

Gina Magnum - 8179 Pleasant Hill Lithonia Georgia;

Against: Oluwapelumi Kareem- 1741 Indian Wood Road Lithonia Georgia 30058

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Approved with 17 conditions. Items 2025-1442, 2025-0283 were heard together. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

2026-0264

COMMISSION DISTRICT(S): All Commission Districts

Recess the January 22, 2026 Board of Commissioners Zoning Meeting

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

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

Absent: 1 - Commissioner Long Spears

2026-0265

COMMISSION DISTRICT(S): All Commission Districts

Convene the Special Called Meeting

MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be Approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

Please see Special Called Minutes Dated January 22, 2026

2026-0266

COMMISSION DISTRICT(S): All Commission Districts

Adjourn the Special Called Meeting

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Approved to adjourn the Board of Commissioners Parks Zoning Special Called Meeting at 7:23 p.m. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

2026-0267

COMMISSION DISTRICT(S): All Commission Districts

Reconvene the January 22, 2026 Board of Commissioners Zoning Meeting

MOTION was made by LaDena Bolton, seconded by Robert Patrick, that this agenda item be Approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

New Cases

N1 [2025-1620](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of EcoSlay, LLC c/o Battle Law, P.C. to rezone property from MR-1 (Medium Density Residential-1) zoning district to C-1 (Local Commercial) zoning district for a general business office and commercial greenhouse, at 3792 Memorial College Drive.

Favor: Michile Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Against: None

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be Approved with 3 conditions. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

N2 [2025-1621](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of D.R. Horton c/o Battle Law, P.C. to rezone property from R-85 (Residential Medium Lot-85) zoning district to RNC (Residential Neighborhood Conservation) zoning district for the development of up to 214 single-family detached dwellings, at 8277 Norris Lake Way.

Favor: Michèle Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Against: None

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Deferred for two full cycles to the Board of Commissioners Zoning Meeting, scheduled May 28, 2026. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

N3 [2025-1622](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Leopold Ewing to rezone property from O-I (Office-Institution) zoning district to NS (Neighborhood Shopping) zoning district to allow a restaurant with no drive through, at 5488 Flat Shoals Parkway.

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Withdrawn without prejudice. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

N4 [2025-1623](#)

COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of Integrity Engineering & Development Services c/o Wynn Hodge for a Special Land Use Permit (SLUP) to allow a drive-through for a restaurant in the C-1 (Local Commercial) zoning district, at 3396 Chamblee-Tucker Road.

Favor: William Marshall- 3615 Braselton Highway Dracula Georgia 30019

Against: None

MOTION was made by Robert Patrick, seconded by LaDena Bolton, that this agenda item be Approved with 3 conditions. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

N5 [2025-1624](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Walter Artis and Felicia Williams for a renewal of a Special Land Use Permit (SLUP) to allow a Child Care Institution (CCI) for up to six (6) children in the RSM (Small Lot Residential Mix) zoning district and the Soapstone Historic District, at 2931 Ward Lake Way.

Favor: Felicia Williams- 2931 Ward Lake Way Ellenwood Georgia 30294

Against: None

MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be Approved. The motion carried by the following vote:

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

Absent: 1 - Commissioner Long Spears

N6 [2025-1625](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Erica Day for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adults in the R-75 (Residential Medium Lot-75) zoning district, at 3915 Emerald North Drive.

Favor: Mark Schwartz- 7742 Spalding Drive Suite 403 Norcross Georgia 30092

Against: Tommy T Travis (None); Adrienne Courther- 2236 Greenway Drive

Decatur Georgia 30035; Sheryl Thomas- 3949 Emerald North Drive 30035;

Linda Martin- 4074 Emerald Lake Drive Georgia 30035

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Denied. Commissioner Ted Terry left the meeting at 7:45 p.m. The motion carried by the following vote:

Yes: 5 - Commissioner Johnson, Commissioner Bolton,
 Commissioner Massiah, Commissioner Patrick, and
 Commissioner Davis Johnson

Absent: 2 - Commissioner Long Spears, and Commissioner Terry

N7 [2025-1626](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Shamia Glover to rezone property from R-100 (Residential Medium Lot-100) to RSM (Residential Small Mix) zoning district to allow a child daycare center for more than six children, at 4493 Flakes Mill Road.

Favor: Shania Glover - 4493 Flakes Mill Road Ellenwood Georgia 30294

Against: None

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Approved with 5 conditions. Items 2025-1626, 2025-1627 were heard together. Commissioner Ted Terry left the meeting at 7:45 p.m. The motion carried by the following vote:

Yes: 5 - Commissioner Johnson, Commissioner Bolton,
 Commissioner Massiah, Commissioner Patrick, and
 Commissioner Davis Johnson

Absent: 2 - Commissioner Long Spears, and Commissioner Terry

N8 [2025-1627](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Shamia Glover for a Special Land Use Permit (SLUP) to allow a child day care center for more than six children in the RSM (Residential Small Mix) zoning district, at 4493 Flakes Mill Road.

Favor: Shania Glover - 4493 Flakes Mill Road Ellenwood Georgia 30294

Against: None

MOTION was made by Nicole Massiah, seconded by LaDena Bolton, that this agenda item be Approved with 7 conditions. Items 2025-1626, 2025-1627 were heard together. Commissioner Ted Terry left the meeting at 7:45 p.m. The motion carried by the following vote:

Yes: 5 - Commissioner Johnson, Commissioner Bolton,
 Commissioner Massiah, Commissioner Patrick, and
 Commissioner Davis Johnson

Absent: 2 - Commissioner Long Spears, and Commissioner Terry

ADJOURNMENT:

There being no further official business, MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be Approved to adjourn the January 22, 2026 Board of Commissioners Zoning Meeting at 8:23 p.m. Commissioner Long Spears was absent from the meeting and Commissioner Ted Terry left the meeting at 7:45 p.m. The motion carried by the following vote:

Yes: 5 - Commissioner Patrick, Commissioner Johnson, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Bolton, and Commissioner Massiah

Absent: 2 - Commissioner Long Spears, and Commissioner Terry



Chakira Johnson
Presiding Officer



Barbara Sanders (Feb 2, 2026 23:49:29 EST)

Barbara Sanders-Norwood
County Clerk