

# DeKalb County Government

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



## Agenda

Tuesday, March 27, 2018

6:30 PM

**Maloof Auditorium**

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

Commissioner Jeff Rader, Presiding Officer, District 2  
Commissioner Steve Bradshaw, Deputy Presiding Officer, District 4

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 Gregory Adams, Super District 7

## Call To Order

## Roll Call

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, please complete a speaker card and present it when approaching the podium. If you have any documents for the Commissioners, please 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. When speaking, always talk directly into the microphone and begin by stating your name, address and the name of any organization you represent. Abusive, profane or derogatory language will not be permitted. Holding up signs, clapping and yelling to show support for or opposition to a speaker will not be permitted, but a show of hands or quietly standing will be permitted to show support for or opposition to a speaker's position.

## Deferred Cases

- D1. [2017-1204](#) COMMISSION DISTRICT(S): 2 & 6  
D1. CZ 17 21855 Board of Commissioners - The Madison.

**Attachments:** [Recommended Conditions](#)

[2017 9.26 Item 2017-0813 Martha Gross](#)

[CZ-85101](#)

[Staff Report](#)

(11/2/17 Planning Commission: [No recommendation to the Board of Commissioners - Zoning Meeting](#))

(11/14/17 Board of Commissioners - Zoning Meeting: [withdrawn](#))

(3/6/18 Planning Commission: [denial to the Board of Commissioners - Zoning Meeting](#))

- D2. [2018-1508](#) COMMISSION DISTRICT(S): 3 & 6  
D2. Z 18 21945 Benjamin Leininger

**Attachments:** [Staff Report and Application](#)  
[Recommended Conditions](#)

(1/9/18 Planning Commission: [Full cycle deferral per staff recommendation to the Board of Commissioners](#))

(1/23/18 Board of Commissioners - Zoning Meeting: [deferred.](#))

(3/6/18 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- D3. [2017-1486](#) COMMISSION DISTRICT(S): 4 & 7  
D3 Z-18-21931 Gail Mooney

**Attachments:** [D3 Z 18 21931 Gail Mooney Staff Report](#)

(1/9/18 Planning Commission: [approved with conditions per staff recommendation to the Board of Commissioners](#))

(1/23/18 Board of Commissioners - Zoning Meeting: [deferred](#))

(3/6/18 Planning Commission: [denial to the Board of Commissioners - Zoning Meeting](#))

### New Cases

- N1. [2018-1566](#) COMMISSION DISTRICT(S): 2 & 6  
N1 Z-18-22037 Jay Gipson.

**Attachments:** [N1 Z 18 22037 Recommended Conditions](#)  
[N1 Z 18 22037 Jay Gipson Staff Report](#)

(3/6/18 Planning Commission: [denial to the Board of Commissioners - Zoning Meeting](#))

- N2. [2018-1590](#) COMMISSION DISTRICT(S): 2 & 6  
N2 SLUP-18-22035 Jay Gipson

**Attachments:** [N2 SLUP 22035 Recommended Conditions](#)  
[N2 SLUP 18 22035 Jay Gipson Staff Report](#)

(3/6/18 Planning Commission: [denial to the Board of Commissioners - Zoning Meeting](#))

- N3. [2018-1591](#) COMMISSION DISTRICT(S): 2 & 6  
N3 SLUP-18-22038 Jay Gipson

**Attachments:** [N3 SLUP 18 22038 Recommended Conditions](#)  
[N3 SLUP 18 22038 Jay Gipson Staff Report](#)

(3/6/18 Planning Commission: [denial to the Board of Commissioners - Zoning Meeting](#))

- N4. [2018-1592](#) COMMISSION DISTRICT(S): 2 & 6  
N4 SLUP-18-22039 Jay Gipson

**Attachments:** [N4 SLUP 18 22039 Recommended Conditions](#)  
[N4 SLUP 18 22039 Jay Gipson Staff Report](#)

(3/6/18 Planning Commission: [denial to the Board of Commissioners - Zoning Meeting](#))

- N5. [2018-1637](#) COMMISSION DISTRICT(S): 3 & 6  
N5 SLUP 18 21929 Korey Meadows

**Attachments:** [N5 Korey Meadows SLUP 18 21929](#)  
[N5 SLUP 18 21929 recommended conditions](#)

(3/6/18 Planning Commission: [deferred for a full cycle to the Board of Commissioners - Zoning Meeting](#))

- N6. [2018-1565](#) COMMISSION DISTRICT(S): 3 & 6  
N.6 Sexton Enterprises, Inc.

**Attachments:** [N6 Sexton Enterprises LP 18 21940](#)

(3/6/18 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N7. [2018-1562](#) COMMISSION DISTRICT(S): 3 & 6  
N7 Z-18-21941 Sexton Enterprises Inc.

**Attachments:** [N7 Z 18 21941 Sexton Enterprises Inc Staff Report](#)

(3/6/18 Planning Commission: [denial per staff recommendation to the Board of Commissioners - Zoning Meeting](#))

- N8. [2018-1639](#) COMMISSION DISTRICT(S): 3 & 7  
N8. SLUP 18 22029 Sunny Gangwal.

**Attachments:** [N8 Sunny Gangwal SLUP 18 22029](#)  
[N8 SLUP 18 22029 recommended conditions](#)

(3/6/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N9. [2018-1537](#) COMMISSION DISTRICT(S): 4 & 6  
N9. Z 18 22040 LDG Development, LLC

**Attachments:** [Staff Report](#)

(3/6/18 Planning Commission: Full cycle deferral per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N10. [2018-1638](#) COMMISSION DISTRICT(S): 5 & 7  
N10. SLUP 18 22032 Marilyn Wallace.

**Attachments:** [N10 Marilyn Wallace SLUP 18 22032](#)  
[N10 SLUP 18 22032 RECOMMENDED CONDITIONS](#)

(3/6/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N11. [2018-1644](#) COMMISSION DISTRICT(S): 5 & 7  
N11. CZ 18 22045 Paul Girardeau

**Attachments:** [Staff Report and Application](#)  
[Recommended Conditions](#)

(3/6/18 Planning Commission: approved with conditions per staff recommendation to the Board of Commissioners - Zoning Meeting)

- N12. [2018-1645](#) COMMISSION DISTRICT(S): 3 & 6  
N12. TA 18 22052 BOC- Bouldercrest-Cedar Grove-Moreland Overlay  
Tier 5

**Attachments:** [Staff Report](#)

(3/6/18 Planning Commission: Full cycle deferral to the Board of Commissioners - Zoning Meeting)