

# DeKalb County Government

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



## Summary

Thursday, May 23, 2024

5:30 PM

Manuel J. Maloof Auditorium

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

*Comm. Mereda Davis Johnson, Presiding Officer, District 5*

*Comm. Robert Patrick, Deputy Presiding Officer, District 1*

*Commissioner Michelle Long Spears, District 2*

*Commissioner Steve Bradshaw, District 4*

*Commissioner Edward "Ted" Terry, Super District 6*

## Rollcall

Administration: Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

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 [2023-1431](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07**

**Application of The Varner Group c/o Bejune Industries to rezone property from C-1 (Local Commercial) zoning district to RSM (Residential Medium Lot) zoning district to construct a townhome community, at 6826 Covington Highway.**

**Approved with conditions**

### D2 [2023-1467](#)

**COMMISSION DISTRICT(S): ALL DISTRICTS**

**Application of the Director of Planning & Sustainability for a text amendment relating to short-term rentals and for other purposes. This text amendment is County-wide.**

**Deferred for two full cycles, to September 26, 2024**

D3 [2023-1142](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07**

**Application of Stix & Stones Homes for a major modification of zoning conditions #1 and #2 pursuant to Z-22-1245596 to increase the number of units and construct a single-family detached cottage development at 1484 & 1520 Columbia Drive.**

**Deferred for 30 days, to June 25, 2024, for Public Hearing**

D4 [2023-1146](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06**

**Application of Fariz Morani for a Special Land Use Permit ( SLUP) to build and operate a restaurant with drive through in a C-2 (General Commercial) zoning district within a Town Center (TC) Activity Center, at 1726 Church Street.**

**Deferred for 30 days, to June 25, 2024, for Public Hearing**

D5 [2023-1249](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06**

**Application of Fariz Morani to rezone from NS (Neighborhood Shopping) zoning district to C-1 (Local Commercial) district within a Town Center (TC) Activity Center to use the existing building to create a drive-through coffee shop, at 3823 North Druid Hills Road.**

**Deferred for 30 days, to June 25, 2024, for Decision Only**

D6 [2023-1154](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06**

**Application of Fariz Morani for a Special Land Use Permit ( SLUP) to operate a drive through coffee shop within C-1 (Local Commercial) zoning district and within a Town Center (TC) Activity Center, at 3823 North Druid Hills Road.**

**Deferred for 30 days, to June 25, 2024, for Decision Only**

**New Cases**

N1 [2024-0361](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07**

**Application of Eritrea Geberehiwot for a Special Land Use Permit (SLUP) to operate a child day care for up to 6 children in the R-85 (Residential Medium Lot-85) zoning district, within the Hidden Hills Overlay District, at 1584 S. Hairston Road.**

**Denied**

N2 [2024-0362](#)

**COMMISSION DISTRICT(S): DISTRICT 05 SUPER DISTRICT 07**

**Application of Wendy Rios Ochoa for a renewal of a Special Land Use Permit (SLUP) to operate a child day care for up to 6 children in the RSM (Small Lot Residential Mix) zoning district, at 6168 Marbut Road.**

**Approved with conditions**

N3 [2024-0363](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 07**

**Application of Rosalie Ezekiel for a Special Land Use Permit (SLUP) to operate a private school in R-75 (Residential Medium Lot-75) zoning district, at 2135 Shamrock Drive.**

**Approved with conditions**

N4 [2024-0364](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 04 SUPER DISTRICT 07**

**Application of Proverbs Christian School, LLC for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the RSM (Small Lot Residential Mix) zoning district, at 598 Mountain Harbor.**

**Approved with conditions**

N5 [2024-0365](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 02 SUPER DISTRICT 06**

**Application of Amy Wilson c/o Battle Law, P.C. to rezone property from R-75 (Residential Medium Lot-75) zoning district to C-1 (Local Commercial) zoning district to operate a specialized school for art classes and other art-related activities, at 558 Medlock Road.**

**Approved with conditions**

N6 [2024-0366](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 03 SUPER DISTRICT 06**

**Application of Erica Morgan for a Special Land Use Permit (SLUP) to allow single-family attached townhomes in Tier 3 of the Bouldercrest Overlay District, the Soapstone Historic District, and the R-100 (Residential Medium Lot-100) zoning district, at 2098 & 2124 Cedar Grove Road.**

**Deferred for two full cycles, to September 26, 2024**

N7 [2024-0367](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07**

**Application of MBA Productions, LLC c/o Giacoma, Roberts, & Daughdrill, LLC for a Major Modification of zoning conditions pursuant to CZ-00069 to allow music recording and photography studios in the O-I (Office-Institutional) zoning district, at 6020, 6038, and 6048 Paul Road.**

**Deferred for a full cycle, to July 25, 2024**

N8 [2024-0110](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICT 05 SUPER DISTRICT 07**

**Application of MARTA to rezone properties from O-I/R-75/MR-1/RSM zoning districts, within the Indian Creek Overlay District to MU-4 (Mixed Use High Density) zoning district, within the Indian Creek Overlay District to allow for a mixed-use, transit-oriented development (TOD) at the Indian Creek Marta station.**

**Approved with conditions**

N9 [2024-0114](#)

**COMMISSION DISTRICT(S): COMMISSION DISTRICTS 03, 04 & 05; SUPER DISTRICT 06 & 07**

**Application of the Director of the DeKalb County Planning & Sustainability department to request text amendments to the Zoning Ordinance, 27-3.41 DIVISION 41. - COVINGTON AND INDIAN CREEK DISTRICTS. This text amendment is for properties within the boundary of the Covington and Indian Creek Districts.**

**Approved**

**2024-0700**

**Commission District(s):** All

To Adjourn the Board of Commissioners Zoning Meeting

**Approved**