

DeKalb County Government

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



Summary

Thursday, July 25, 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, Terry G. Phillips, Deputy County Attorney

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 [2023-1466](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning & Sustainability for a text amendment relating to film studio requirements and for other purposes. This text amendment is County-wide.

Deferred for three full cycles, returning January 23, 2025

D2 [2024-0105](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07

Application of Battle Law, P.C., LLC to amend character area from SUB (Suburban) character area to CRC (Commercial Redevelopment Corridor) character area to allow for rental townhomes in the R-75 (Residential Medium Lot-75) zoning district, at 3744 Redan Road.

Deferred for a full cycle, returning September 26, 2024

D3 [2024-0106](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Battle Law P.C., LLC. to rezone property from R-75
(Residential Medium Lot-75) zoning district to MR-1 (Medium Density
Residential-1) zoning district to develop rental townhomes in the R-75
(Residential Medium Lot-75) zoning district, at 3744 Redan Road.

Deferred for a full cycle, returning September 26, 2024

D4 [2024-0108](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of John Koryan for a Special Land Use Permit (SLUP) to allow an
event center in the C-1 (Local Commercial) zoning district, at 6009 Memorial
Drive, Ste. 10.

Withdrawn without prejudice

D5 [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 30 days, August 27, 2024 for Public Hearing

New Cases

N1 [2024-0626](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application Of Dr. Claudette Spencer to rezone property from R-75
(Residential Medium Lot-75) zoning district To MU-1 (Mixed-Use Low
Density) zoning district to allow for an adult day care facility, at 911
Mountain View Drive.

Deferred for two full cycles, returning November 21, 2024

N2 [2024-0628](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 07
Application of Ekwy Love for a Special Land Use Permit (SLUP) to allow an
in-home child day care for up to six (6) in the RSM (Small Lot Residential
Mix) zoning district, at 498 Crestwood Court.

Deferred for 30 days, August 27, 2024 for Public Hearing

N3 [2024-0629](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-77077 to allow the construction of a convenience store with fuel pumps in the C-2 (General Commercial) zoning district, at 6061 Redan Road.

Withdrawn without prejudice

N4 [2024-0630](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Valrie Kong-Quee to rezone property from R-100 (Residential Medium Lot-100) zoning district to C-1 (Local Commercial) zoning district to allow for an administrative office associated with a landscaping business, at 1422 Rock Chapel Road.

Deferred for a full cycle, returning September 26, 2024

N5 [2024-0631](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Wilhemina Bestman for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district, at 5439 Memorial Drive.

Approved with conditions

N6 [2024-0632](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Fifth Third Bank c/o Dillard Sellers for a Special Land Use Permit (SLUP) to allow for a drive through for a bank in the C-1 (Local Commercial) zoning district, at 2933 North Druid Hills Road.

Deferred to the next meeting, August 13, 2024 for Public Hearing

N7 [2024-0633](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of Cultivate Community c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot-100) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the construction of up to sixty-four (64) single-family, attached dwellings, at 5370, 5384 and 5378 Flat Shoals Parkway.

Deferred for two full cycles, returning November 21, 2024

N8 [2024-0634](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Sky Lounge Cafe - Decatur for a Special Land Use Permit (SLUP) to allow for a late-night establishment in the C-1 (Local Commercial) zoning district, at 1850 Lawrenceville Highway.

Deferred for two full cycles, returning November 21, 2024

N9 [2024-0635](#)

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment relating to campgrounds within residential areas, and for other purposes. The text amendment is county wide.

Deferred for a full cycle, returning September 26, 2024

N10 [2024-0652](#)

COMMISSION DISTRICT(S): All Districts
Application of the Director of Planning & Sustainability for a text amendment relating to electric vehicle charging stations, and for other purposes. The text amendment is county wide..

Deferred for 30 days, August 27, 2024 for Public Hearing