

# DeKalb County Government

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



## Meeting Minutes

**Tuesday, November 14, 2017**

**Reconvened at 6:30 PM**

**Manuel J. Maloof Auditorium**

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

*Commissioner Kathie Gannon, Presiding Officer, Super District 6  
Commissioner Jeff Rader, Deputy Presiding Officer, District 2*

*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*

**Present** 7 - Nancy Jester, Jeff Rader, Larry Johnson, Kathie Gannon, Steve R Bradshaw, Mereda Davis Johnson, and Gregory Adams

**Staff Present:** Barbara Sanders-Norwood, County Clerk, O.V. Brantley, County Attorney, Viviane Ernstes, Deputy County Attorney

**2017-1344** Reconvene

**MOTION was made by Jeff Rader, seconded by Nancy Jester, that this agenda item be approved to Reconvene the November 14, 2017 Board of Commissioners Zoning Meeting. The motion carried by the following vote:**

**Yes: 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams**

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**

**D.1**     [2017-0903](#)     Special Land Use Permit, SLUP-17-21707 Vanessa Charles.

**Attachments:**   [SLUP 17 21707 Recommended Conditions](#)

[D1 Vanessa Charles SLUP 17 21707](#)

*Vanessa Charles, 4405 Rockbridge Rd. Stone Mountain, GA 30083, spoke in favor*

**MOTION was made by Jeff Rader, seconded by Steve R Bradshaw, that this agenda item be approved to take off the table. The motion carried by the following vote:**

**Yes:**                 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams

**MOTION was made by Steve R Bradshaw, seconded by Gregory Adams, that this agenda item be approved per 11 staff conditions. The motion carried by the following vote:**

**Yes:**                 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams

**D.2**     [2017-0813](#)     Commission District(s): 2 and 6  
Initiate a Zoning Modification of CZ-85101, 2696 N. Druid Hills Road, Viera Briarcliff Apartments

**Attachments:**   [CZ-85101](#)  
[2017 9.26 Item 2017-0813 Martha Gross.pdf](#)  
[N2 DeKalb BOC CZ 17 21855 Staff Report](#)  
[Recommended Conditions](#)

*Martha Gross, 2855 Briarcliff Rd. Atlanta, GA 30329, Stephen Binney, 1083 Seville Dr. Clarkston, GA 30021, spoke in opposition*

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be approved to take off the table. The motion carried by the following vote:**

**Yes:**                 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be deferred until March 2018 Zoning evening meeting for Public Hearing. The motion carried by the following vote:**

**Yes:**                 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams

**New Cases**

**N.1**      [2017-1199](#)      Special Land Use Permit - SLUP-17-21833 - Wen Georgia, LLC.

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

[N1 Wen Georgia SLUP 17 21833](#)

*Alex Brood, 1230 Peachtree St. Atlanta, GA (no zipcode), spoke in favor*

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be deferred until December 12, 2017. The motion carried by the following vote:**

**Yes:**                    7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
  Johnson, and Adams

**N.2**      [2017-1204](#)      Major Modification - CZ-17-21855 - Board of Commissioners.

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

[N2 DeKalb BOC CZ 17 21855 Staff Report](#)

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

[CZ-85101](#)

**MOTION was made by Jeff Rader, seconded by Kathie Gannon, that this agenda item be withdrawn (withdraw Item 2017-1204 and replace with 2017-0813 for administrative purposes). The motion carried by the following vote:**

**Yes:**                    7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
  Johnson, and Adams

**N.3**      [2017-1219](#)      SLUP-17-21813 Devon Fiddis

**Attachments:**      [SLUP 17 21813 Recommended Conditions](#)

[N3 Devon Fiddis SLUP 17 21813](#)

*Devon Fiddis, 3363 Luxembourg Circle Decatur, GA 30034, Adriana Mendes, 108 Arbor Crossing Lithonia, GA 30058, Milton Anderson, 3343 White Castle Way Decatur, GA 30034, Jessica Robinson, 4722 Lionshead Circle Lithonia, GA 30038, spoke in favor*

*Scott Hughes, 4429 Luxembourg Way Decatur, GA 30034, A.M. "Al" Chatman, 3331 Luxembourg Circle Decatur, GA 30034, Samuel B. Houston, 3347 Luxembourg Cir. Decatur, GA 30034, Dorothy P. Kirby, 4164 Luxembourg Cir. Decatur, GA 30034, Agnes Houston Harper, 3435 Luxembourg Circle Decatur, GA 30034, John W. Firase, 4172 Ballina Dr. Decatur, GA 30034, spoke in opposition*

**MOTION was made by Larry Johnson, seconded by Gregory Adams, that this agenda item be denied. The motion carried by the following vote:**

**Yes:** 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
Johnson, and Adams

N.4 [2017-1206](#) SLUP-17-21752 Ahmed Bangoura

**Attachments:** [N4 Ahmed Bangoura SLUP 17 21752](#)

*Maggie Cosby, 2316 Jennas Way Conyers, GA 30013, spoke in favor*

*Phillip Webb, 891 Fireside Way Stone Mountain, GA 30083, Stephen Binney, 1083 Seville Dr. Clarkston, GA 30021, M. Emily Grossman, 852 Hearthstone Dr. Stone Mountain, GA 30083, Joe Arrington, 466 S. Rays Rd. Stone Mountain, GA 30083, spoke in opposition*

**MOTION was made by Steve R Bradshaw, seconded by Kathie Gannon, that this agenda item be denied. The motion carried by the following vote:**

**Yes:** 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
Johnson, and Adams

N.5 [2017-1218](#) SLUP-17-21827 Roger Edwards

**Attachments:** [SLUP 17 21827 Recommended Conditions](#)  
[N5 Roger Edwards SLUP 17 21827](#)  
[2017 11.14 Item 2017-1218.pdf](#)

*Roger Edwards & Dwight Burgett, 430 Tallwood Drive Stone Mountain, GA 30083, Janet Curtis, 1887 Robin Hill Ct. Tucker, GA 30084, Joe Arrington, 466 S. Rays Rd. Stone Mountain, GA 30083, spoke in favor*

**MOTION was made by Steve R Bradshaw, seconded by Kathie Gannon, that this agenda item be approved per 9 staff conditions, with a change to condition number 8 by Commissioner Kathie Gannon that no evidence of a hair salon shall be located on the exterior of the property. The motion carried by the following vote:**

**Yes:** 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
Johnson, and Adams

N.6 [2017-1221](#) SLUP-17-21824 Tawanda & Vincent Vauss

**Attachments:** [SLUP 17 21824 Recommended Conditions](#)  
[N6 Tawanda and Vincent Vauss SLUP 17 21824](#)

*Vincent Vauss, 7566 Union Grove Rd. Lithonia, GA 30058, Tawanda Vauss, 7566 Union Grove Rd. Lithonia, GA 30058, spoke in favor*

**MOTION was made by Mereda Davis Johnson, seconded by Gregory Adams, that this agenda item be approved per 7 staff conditions. The motion carried by the following vote:**

**Yes:** 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
Johnson, and Adams

N.7 [2017-1207](#) SLUP-17-21842 SMZ Jonesboro, LLC

**Attachments:** [N7 SMZ Jonesboro SLUP 17 21842](#)

*Jan Costello, 1813 S. Hidden Hills Pkwy Stone Mountain, GA 30088, spoke in  
opposition*

**MOTION was made by Steve R Bradshaw, seconded by Gregory  
Adams, that this agenda item be denied. Items 2017-1207 and  
2017-1208 were heard together. The motion carried by the  
following vote:**

**Yes:** 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
Johnson, and Adams

N.8 [2017-1208](#) SLUP-17-21888 SMZ Jonesboro LLC

**Attachments:** [N8 SMZ Jonesboro SLUP 17 21888](#)

**MOTION was made by Steve R Bradshaw, seconded by Gregory  
Adams, that this agenda item be denied. Items 2017-1207 and  
2017-1208 were heard together. The motion carried by the  
following vote:**

**Yes:** 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
Johnson, and Adams

N.9 [2017-1209](#) TA-17-21850 Adoption of the 2018 Zoning Calendar and Resolution.

**Attachments:** [rezone checklist](#)

[PROPOSED 2018 Rezone Calendar](#)

[N9 TA 18 21850 2018 Resolution for Calendar-20 cap](#)

**MOTION was made by Jeff Rader, seconded by Nancy Jester, that  
this agenda item be approved. The motion carried by the  
following vote:**

**Yes:** 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis  
Johnson, and Adams

ADJOURNMENT:

**There being no further official business, MOTION was made by Commissioner Jeff Radar and seconded by Commissioner Mereda Davis Johnson to adjourn the November 14, 2017 Zoning meeting at 8:01 p.m. The motion carried by the following vote:**

**Yes: 7 - Jester, Rader, Johnson, Gannon, Bradshaw, Davis Johnson, and Adams**



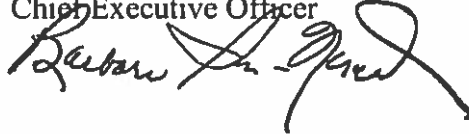
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Kathie Gannon  
Presiding Officer



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Michael Thurmond  
Chief Executive Officer



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Barbara Sanders-Norwood  
County Clerk