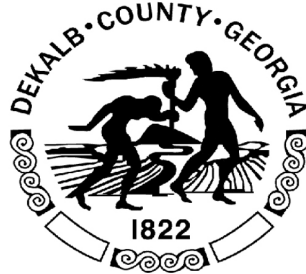


DeKalb County Government

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



Summary

Thursday, March 28, 2024

6:05 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

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, 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 [2023-1142](#)

COMMISSION DISTRICT(S): 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 until May 23, 2024 for Decision Only

D2 [2023-1146](#)

COMMISSION DISTRICT(S): 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 until May 23, 2024 for Decision Only

D3 [2023-1150](#)

COMMISSION DISTRICT(S): DISTRICT 05 SUPER DISTRICT 07
Application of Hybrass Properties, LLC c/o Battle Law P.C., LLC for a major modification of zoning conditions pursuant to CZ-18-22130 to construct townhouse dwellings within the RNC (Residential Neighborhood Conservation) zoning district., at Pleasant Hill Trail and Pleasant Hill Road.

Withdrawn without prejudice

D4 [2023-1249](#)

COMMISSION DISTRICT(S): 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 until May 23, 2024 for Public Hearing

D5 [2023-1154](#)

COMMISSION DISTRICT(S): 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 until May 23, 2024 for Public Hearing

D6 [2023-1155](#)

COMMISSION DISTRICT(S): DISTRICT 05 SUPER DISTRICT 07
Application of Naqib Hussain to rezone the subject parcel from C-1 (Local Commercial) zoning district to C-2 (General Commercial) zoning district to expand from an auto repair and sales business to a major auto repair business, at 4381 Covington Highway.

Approved with conditions

New Cases

N1 [2024-0105](#)

COMMISSION DISTRICT(S): 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 two full cycles, until July 25, 2024

N2 [2024-0106](#)

COMMISSION DISTRICT(S): 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 two full cycles, until July 25, 2024

N3 [2024-0107](#)

COMMISSION DISTRICT(S): DISTRICT 04 SUPER DISTRICT 06
Application of Toxaway Automotive Group, LLC c/o Battle Law P.C., LLC for a Special Land Use Permit (SLUP) to operate a minor automotive repair drive-through facility for oil changes in the C-1 (Local Commercial) zoning district, at 2209 Lawrenceville Highway.

Withdrawn without prejudice

N4 [2024-0108](#)

COMMISSION DISTRICT(S): 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.

Deferred for two full cycles, until July 25, 2024

N5 [2024-0109](#)

COMMISSION DISTRICT(S): DISTRICT 03 SUPER DISTRICT 06
Application of Brad Noble with Metro Capital Investment, LLC for a Special Land Use Permit (SLUP) for a self-storage facility in the C-2 (General Commercial) zoning district, at 2020 & 2030 Moreland Avenue; and, 1022 & 1032 Hillcrest Drive.

Deferred until April 23, 2024 for Decision Only

PARKS & RECREATION

D1 [2024-0142](#)

Commission District(s): DISTRICT 03 SUPER DISTRICT 07

Application of DeKalb County Recreation, Parks, and Cultural Affairs to approve the resolution and authorize the chief executive officer to sign and execute all necessary documents to exercise the power of eminent domain to acquire the property located at 3488 Mosley Road, Ellenwood, Georgia 30294.

Approved

D2 [2024-0143](#)

Commission District(s): DISTRICT 03 SUPER DISTRICT 07

Application of DeKalb County Recreation, Parks, and Cultural Affairs to approve the resolution and authorize the chief executive officer to sign and execute all necessary documents to exercise the power of eminent domain to acquire the property located at 4071 Old River Road, Ellenwood, Georgia 30294.

Approved

D3 [2024-0144](#)

Commission District(s): DISTRICT 03 SUPER DISTRICT 07

Application of DeKalb County Recreation, Parks, and Cultural Affairs to approve the resolution and authorize the chief executive officer to sign and execute all necessary documents to exercise the power of eminent domain to acquire the property located at 4083 Old River Road, Ellenwood, Georgia 30294.

Approved

D4 [2024-0145](#)

Commission District(s): DISTRICT 04 SUPER DISTRICT 06

Application of DeKalb County Recreation, Parks, and Cultural Affairs to approve the resolution and authorize the chief executive officer to sign and execute all necessary documents to exercise the power of eminent domain to acquire the property located at 319 3rd Avenue, Scottdale, Georgia 30002.

Approved

D5 [2024-0146](#)

Commission District(s): DISTRICT 04 SUPER DISTRICT 06

Application of DeKalb County Recreation, Parks, and Cultural Affairs to approve the resolution and authorize the chief executive officer to sign and execute all necessary documents to exercise the power of eminent domain to acquire the property located at 304 Creighton Avenue, Scottdale, Georgia 30079.

Approved

N1 [2024-0387](#)

Commission District(s): District 4 and District 6

Request for a Resolution authorizing the acquisition of certain property located at 304 Creighton Avenue, Scottdale GA: 18 010 03 012 through the use of eminent domain pursuant to O.C.G.A. § 22-1-1, et seq. for public park and recreational purposes as part of the Cedar Park Project.

Withdrawn

N2 [2024-0388](#)

Commission District(s): District 4 and District 6

Request for a Resolution authorizing the acquisition of certain property located at 319 3rd Avenue, Avondale Estates GA: 18 010 03 001 through the use of eminent domain pursuant to O.C.G.A. § 22-1-1, et seq. for public park and recreational purposes as part of the Cedar Park Project.

Withdrawn

N3 [2024-0389](#)

Commission District(s): District 3 and District 7

Request for a Resolution authorizing the acquisition of certain property located at 3488 Mosley Road, Ellenwood, GA: 15 027 02 007 through the use of eminent domain pursuant to O.C.G.A. § 22-1-1, et seq. for public park and recreational purposes as part of the County Line Park Project.

Withdrawn

N4 **2024-0390**

Commission District(s): District 3 and District 7

Request for a Resolution authorizing the acquisition of certain property located at 4071 Old River Road, Ellenwood, GA: 15 028 05 010 through the use of eminent domain pursuant to O.C.G.A. § 22-1-1, et seq. for public park and recreational purposes as part of the County Line Park Project.

Withdrawn

N5 [2024-0391](#)

Commission District(s): District 3 and District 7

Request for a Resolution authorizing the acquisition of certain property located at 4075 Old River Road, Ellenwood, GA: 15 028 05 003 through the use of eminent domain pursuant to O.C.G.A. § 22-1-1, et seq. for public park and recreational purposes as part of the County Line Park Project.

Approved