

DeKalb County Government

*178 Sams Street
Decatur, GA 30030*



Meeting Minutes

Tuesday, September 30, 2025

5:30 PM

178 Sam's Street, Decatur, GA 30030 (Multipurpose Room A1201)

Board of Commissioners - Zoning Meeting

Commissioner Michelle Long Spears, Presiding Officer, District 2

Commissioner Nicole Massiah, Deputy Presiding Officer, District 3

Commissioner Robert Patrick, District 1

Commissioner Chakira Johnson, District 4

Commissioner Mereda Davis Johnson, District 5

Commissioner Edward "Ted" Terry, Super District 6

Commissioner Dr. LaDena Bolton, Super District 7

Present: 7 - Commissioner Robert Patrick, Commissioner Michelle Long Spears, Commissioner Chakira Johnson, Commissioner Mereda Davis Johnson, Commissioner Ted Terry, Commissioner LaDena Bolton and Commissioner Nicole Massiah

Administration: Barbara Sanders-Norwood, County Clerk, John Jones, Supervising 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.

Roll Call

Deferred Cases

D1 [2024-1442](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Hybrass Properties, LLC c/o Battle Law, P.C. for a major modification of zoning conditions pursuant to CZ-18-22130 for the development of single-family, detached residences, at 7788 Pleasant Hill Road; 1716 Pleasant Hill Trail; 7900 Pleasant Hill Road; 7860 Pleasant Hill Road; 8024 Pleasant Hill Road; 7956 Pleasant Hill Road; 7890 Pleasant Hill Road.

Favor: Michell Battle- 3562 Habersham at Joscelyn O'Neill (No Address)

Against: None

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled January 22, 2026. Items 2024-1442, 2025-0283 were heard together. Commissioner Robert Patrick was absent until 6:10 p.m. The motion carried by the following vote:

Yes: 6 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Patrick

D2 [2025-0283](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Hybrass Properties, LLC c/o Battle Law P.C. to rezone properties from MU-1 (Mixed-Use Low Density) zoning district to RSM (Small Lot Residential Mix) zoning district to allow for the development of 149 single-family homes, at 1619 Pleasant Hill Trail and 7850 Pleasant Hill Road.

Favor: Michell Battle- 3562 Habersham at Joscelyn O'Neill (No Address)

Against: None

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be deferred for two full cycles to the Board of Commissioners - Zoning Meeting, scheduled January 22, 2026. Items 2024-1442, 2025-0283 were heard together. Commissioner Robert Patrick was absent until 6:10 p.m. The motion carried by the following vote:

Yes: 6 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Patrick

D3 [2025-0628](#)

COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of LMPSF Acquisitions, LLC c/o Troutman Pepper Locke, LLP
to rezone property from C-2 (General Commercial) zoning district to HR-1
(High Density Residential - 1) zoning district to allow for single-family,
attached and multi-family developments, at 3265 Northeast Expressway.

Favor: Jessica Hill- 600 Pench trail Street Atlanta Georgia 30308

Against: None

MOTION was made by LaDena Bolton, seconded by Ted Terry,
that this agenda item be deferred for a full cycle to the Board of
Commissioners - Zoning Meeting, scheduled November 22, 2025.
Commissioner Robert Patrick was absent until 6:10 p.m. The
motion carried by the following vote:

Yes: 6 - Commissioner Long Spears, Commissioner Johnson,
Commissioner Davis Johnson, Commissioner Terry,
Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Patrick

New Cases

N1 [2025-0960](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Memorial Properties, Inc. c/o Battle Law, P.C. to rezone
property from R-75 (Residential Medium Lot-75) zoning district) to O-I
(Office-Institution) zoning district to allow a funeral home in conjunction with
an existing cemetery, at 700 Jordan Lane.

Favor: Michell Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Aagainst: Austin Leone- 2927 Lawrence Drive Decatur Georgia 30033, Joyce

Peacock- 696 Jordan Lane Decatur Georgia 30033, Meagan Low- 284 Lincoln

Drive Decatur Georgia 30033, Seneca Anderson- 2943 Hollywood Drive Decatur

Georgia 30033, Jumaine Ashley (No Address), Erin Rodgers- 2964 Judylyn Drive

Decatur Georgia 30033, Jess A Simms III- 2842 Arboacoal Drive Decatur

Georgia 30033, Stephen Greenlee- 2819 Hollywood Drive Decatur Georgia
30033

MOTION was made by Chakira Johnson, seconded by Ted Terry,
that this agenda item be deferred to the Board of Commissioners -
Zoning Meeting, scheduled November 20, 2025 for Public
Hearing. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears,
Commissioner Johnson, Commissioner Davis
Johnson, Commissioner Terry, Commissioner Bolton,
and Commissioner Massiah

N2 [2025-0961](#)

COMMISSION DISTRICT(S): Commission District 01 Super District 07
Application of KL Capital, LLC c/o Battle Law, P.C. to rezone property from
C-1 (Local Commercial) zoning district to HR-1 (High-Density Residential-1)
zoning district for the development of a mixed-use project with multi-family
units and accessory retail/office/commercial space, at 3507 Chamblee-Tucker
Road.

Favor: Michell Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Against: None

**MOTION was made by Robert Patrick, seconded by LaDena
Bolton, that this agenda item be to approved the substitute with 4
Conditions. The motion carried by the following vote:**

Yes: 7 - Commissioner Patrick, Commissioner Long Spears,
Commissioner Johnson, Commissioner Davis
Johnson, Commissioner Terry, Commissioner Bolton,
and Commissioner Massiah

N3 [2025-0962](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Karimshah, Inc. c/o Battle Law, P.C. for a Major Modification
of zoning conditions pursuant to CZ-06-1241 to allow an automobile wash
service (car wash) in the C-1 (Local Commercial) zoning district, at 1849
Lawrenceville Highway.

Favor: Michell Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Julia Fabb- 2802 Lincoln Drive Decatur Georgia 30033, Virginia

Kevorkian- 741 Reverend D. L. Edward's Decatur Georgia 30033

**MOTION was made by Chakira Johnson, seconded by Ted Terry,
that this agenda item be deferred to the Board of Commissioners
meeting scheduled on November 18, 2025 for Public Hearing.
Items 2025-0962, 2025-0963 were heard together. The motion
carried by the following vote:**

Yes: 7 - Commissioner Patrick, Commissioner Long Spears,
Commissioner Johnson, Commissioner Davis
Johnson, Commissioner Terry, Commissioner Bolton,
and Commissioner Massiah

N4 [2025-0963](#)

COMMISSION DISTRICT(S): Commission District 04 Super District 06
Application of Karimshah, Inc. c/o Battle Law, P.C. for a Special Land Use Permit (SLUP) to allow a drive-through facility (car wash) in the C-1 (Local Commercial) zoning district, at 1849 Lawrenceville Highway.

Favor: Michell Battle- 3562 Habersham at Northlake Tucker Georgia 30084

Against: Julia Fabb- 2802 Lincoln Drive Decatur Georgia 30033, Virginia

Kevorkian- 741 Reverend D. L. Edward's Decatur Georgia 30033

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be deferred to the Board of Commissioners meeting scheduled on November 18, 2025 for Public Hearing. Items 2025-0962, 2025-0963 were heard together. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

N5 [2025-0964](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 07
Application of New Life Baptist Church c/o Battle Law, P.C. to rezone property from C-2 (General Commercial) zoning district to MR-1 (Medium Density Residential-1) zoning district and within the I-20 Overlay District, Tier 1 for the development of single-family detached and attached homes as part of Phase 1 of a mixed-use development, 3048 Lumby Drive.

Favor: Michell Battle - 3562 Habersham at Northlake Tucker Georgia 30084,

Pastor Marlin D. Harris- 3592 Flat Shoals Road Decatur Georgia 30034,

Beverly Dubney- 2384 Dawn Drive Decatur Georgia 30032, Brenda pace 2727

Glenvalley Drive Decatur Georgia 30032, Tommy T Travis (No Address)

Against: Bob Baden (No Address)

MOTION was made by LaDena Bolton, seconded by Nicole Massiah, that this agenda item be deferred to the Board of Commissioners meeting, scheduled on October 14, 2025 for Decision Only. The motion carried by the following vote:

Yes: 6 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

No: 1 - Commissioner Davis Johnson

N6 [2025-0965](#)

COMMISSION DISTRICT(S): Commission District 05 Super District 07
Application of Aging Grace Sr. Living c/o Kiana Mills for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for adults for up to six (6) residents in the R-85 (Residential Medium Lot-85) zoning district, at 1766 Big Valley Lane.

Favor: Kiana Mills- 1766 Big Valley Lane Stone Mountain Georgia 30083

Against: None

MOTION was made by Mereda Davis Johnson, seconded by LaDena Bolton, that this agenda item be approved with 2 conditions. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

N7 [2025-0966](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Dr. Patricia Dykes for a Special Land Use Permit (SLUP) to allow a child day care facility for up to six (6) children in the R-75 (Residential Medium Lot-75) zoning district, at 1747 Flintwood Drive.

Favor: Dr Patricia Dykes- 1747 Flintwood Drive Southeast Atlanta Georgia 30316, Tommy T Travis (No Address)

Against: None

MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be to approve the substitute with 8 conditions. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

N8 [2025-0967](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Theresa Walcot-Ceesay for a Special Land Use Permit (SLUP) to allow a Personal Care Home (PCH) for up to six (6) adult residents in the NS (Neighborhood Shopping) zoning district and the I-20 Overlay District, Tier 2, at 4077 Flat Shoals Parkway.

Favor: No Cards Received

Against: None

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be approved with 4 conditions. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

N9 [2025-0968](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of Darius Williams for M Entertainment for a Special Land Use Permit (SLUP) to allow a Late-Night Establishment in the C-2 (General Commercial) zoning district and the I-20 Overlay District, Tier 1, at 2339 Brannen Road (Rear).

Favor: Darius Williams- 2339 Brannen Road Southeast Atlanta Georgia 30316, Tommy T Travis (None)

Against: None

MOTION was made by Ted Terry, seconded by Nicole Massiah, that this agenda item be deferred the substitute to the Board of Commissioners meeting scheduled on October 14, 2025 for Decision Only. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah

N10 [2025-0969](#)

COMMISSION DISTRICT(S): Commission District 02 Super District 06
Application of Jonathan L. Yates for Diamond Communications, LLC for a Special Land Use Permit (SLUP) to allow a monopine-style wireless telecommunications facility in the R-75 (Residential Medium Lot-75) zoning district, at 538 Burlington Road.

*Favor: Jonathan Yates 10 South Broad Street Charleston South Carolina 29401,
Michael Gold 8865 Woodstock Road Suite 430-309 Roswell Georgia 30075*

Against: None

MOTION was made by Ted Terry, seconded by Michelle Long Spears, that this agenda item be approved with 7 conditions. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears,
Commissioner Johnson, Commissioner Davis
Johnson, Commissioner Terry, Commissioner Bolton,
and Commissioner Massiah

N11 [2025-0970](#)

COMMISSION DISTRICT(S): Commission District 03 Super District 06
Application of PCC-DeKalb, LLC c/o Steven L. Jones, Taylor Duma, LLC for a Special Land Use Permit (SLUP) to allow utility structures for the transmission or distribution of services in the RSM (Small Lot Residential Mix) and MU-1 (Mixed-Use Low Density) zoning districts, the Bouldercrest Overlay District, Tier 5, and the Soapstone Historic District, 4280 & 4358 Loveless Place; and, 2281 Pineview Trail.

*Favor: Brett Embry- 667 Main Street Suwannee Georgia 30024, Steven L Jones-
1600 Parkwood Circle Suite 200 Atlanta Georgia 30339*

*Against: Tommay T Travis (No Address), Pat Culp- 3577 Bouldercrest Road
Ellenwood Georgia 30294, Juaney Lynn-Rigsby- 1984 Shelter Rock Drive Conley
Georgia 30288, Jan Dunawa- 4672 Fellswood Drive Stoane Mountain Georgia
30083, Elizabeth Healey- 4113 Tecumseh Trail Conley Georgia 30288, Megan
Payne- 1712 Cedar Grove Road Conley Georgia 30288, Reyemia Roberts- 1896
Aden Walk Lane Conley Georgia*

MOTION was made by Nicole Massiah, seconded by Ted Terry, that this agenda item be to defer the substitute to the Board of Commissioners - Zoning Meeting, scheduled on November 20, 2025 for Public Hearing. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears,
Commissioner Johnson, Commissioner Davis
Johnson, Commissioner Terry, Commissioner Bolton,
and Commissioner Massiah

N12 [2025-0972](#)

COMMISSION DISTRICT(S): All Districts

Application of the Director of Planning and Sustainability to Amend Chapter 27 To Establish a Definition, Regulatory Guidelines, and Development Standards for Data Centers in M (Industrial), M-2 (Heavy Industrial) and O-I (Office-Institutional) zoning districts. This text amendment is County-wide.

Favor: Claudette Leak- 3593 Oregon Trail Decatur Georgia 30032

Against: Donna Priest Brown- 959 Fairing Drop Stonecrest Georgia 30038,

Faye Coffield- 32 Chaparral Way Stonecrest Georgia 30038, Stacey Shorts-2244

Colleen Court Decatur Georgia 30032, Renee Cail (No Address), Cater

Robinson- 688 Borglum Court Stone Mountain Georgia 30087

MOTION was made by Ted Terry, seconded by LaDena Bolton, that this agenda item be deferred for a full cycle to the Board of Commissioners - Zoning Meeting, scheduled on November 20, 2025. Commissioner Robert Patrick was absent until 6:10 p.m. The motion carried by the following vote:

Yes: 6 - Commissioner Long Spears, Commissioner Johnson,
Commissioner Davis Johnson, Commissioner Terry,
Commissioner Bolton, and Commissioner Massiah

Absent: 1 - Commissioner Patrick

N13 [2025-1082](#)

COMMISSION DISTRICT(S): Commission District 04 Super Districts 06 and 07

Application of the Director of Planning & Sustainability for a text amendment to Chapter 5: Small Area Plans of the Comprehensive Land Use Plan. This application is for the adoption of the Stone Mountain Trail Master Plan and its vision, policy, and goals for future development of the planned area.

Favor: Lilian Al Haddad- 1819 Lake Ebenezer Trail Northeast Marietta Georgia

Against: Jan Dunaway- 4272 Fellswood Drive Stone Mountain Georgia 30083

MOTION was made by Chakira Johnson, seconded by Ted Terry, that this agenda item be to defer the substitute to the Board of Commissioners, scheduled on October 14, 2025 for Decision Only. Commissioner Robert Patrick was absent until 6:10 p.m. and Commissioner Nicole Massiah was absent during this vote. The motion carried by the following vote:

Yes: 5 - Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, and Commissioner Bolton

Absent: 2 - Commissioner Patrick, and Commissioner Massiah

ADJOURNMENT:

There being no further official business, MOTION was made by Robert Patrick, seconded by Chakira Johnson, that this agenda item be approved to adjourn the September 30, 2025 Board of Commissioners Zoning Meeting at 10:55 p.m. The motion carried by the following vote:

Yes: 7 - Commissioner Patrick, Commissioner Long Spears, Commissioner Johnson, Commissioner Davis Johnson, Commissioner Terry, Commissioner Bolton, and Commissioner Massiah



Michelle Long Spears (Oct 9, 2025 19:13:29 EDT)

Michelle Long-Spears
Presiding Officer



Barbara Sanders (Oct 9, 2025 19:46:23 EDT)

Barbara Sanders-Norwood
County Clerk