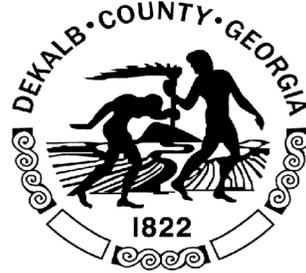


DeKalb County Government

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



Meeting Minutes

Thursday, May 28, 2020

5:30 PM

Board of Commissioners - Zoning Meeting

*Commissioner Steve Bradshaw, Presiding Officer, District 4
Commissioner Lorraine Cochran-Johnson, Deputy, District 7*

*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 Lorraine Cochran-Johnson, Super District 7*

Present: 7 - Commissioner Nancy Jester, Commissioner Jeff Rader, Commissioner Larry Johnson, Commissioner Kathie Gannon, Chairperson Steve Bradshaw, Commissioner Mereda Davis Johnson, and Commissioner Lorraine Cochran-Johnson

Staff Present: Barbara Sanders-Norwood, County Clerk, Viviane Ernstes, County Attorney

The DeKalb County Board of Commissioners will hold its online zoning meeting on Thursday, May 28, 2020 at 5:30 p.m. This meeting will be conducted via teleconference (Zoom). Simultaneous public access to the meeting will be available (1) via live stream on DCTV's webpage, and (2) DCTVChannel23.TV.

The public is invited to watch the broadcast on DCTV's UStream link (<https://video.ibm.com/channel/dctv-channel-23>), or join the meeting using the Zoom link (<https://dekalbcountyga.zoom.us/j/94883110323>), or by telephone (602-333-0032 or 888-270-9936, conference code: 217687).

For those joining the meeting by telephone, please be aware that your phone number may be displayed to the public viewing or participating in the online meeting.

The Board will provide 15 minutes of time for citizens to speak in favor of an agenda item, and 15 minutes for citizens to speak in opposition. Citizens who attend the meeting via the Zoom link above may join the public comment queue by raising their hand in the Zoom application, while citizens who attend the meeting via telephone may join the comment queue by pressing # and the number 2. There will be no comment cards, so when you are called upon, please state your name and address for the record. Also, please be conscious of speaking time so that everyone has an opportunity to provide input in the allotted time. Citizens may also email documents for inclusion into the official record by submitting such materials by 5:30 p.m. on the date of the public hearing to PublicHearing@dekalbcountyga.gov.

Deferred Cases

- D1** [2019-4711](#) COMMISSION DISTRICT(S): 3 &7
Application of APC Contractors, Inc. c/o Miles Hanford & Tallant, LLC to rezone property from R-75 (Residential Medium Lot-75) to R-60 (Residential Small Lot - 60) for a 25-unit single-family residential development at a density of 5.07 units per acre, at 2061 & 2067 Windyhill Road.

Pilar Pedrera, 2067 & 2061 Windy Hill Rd., spoke to withdraw

Paul Nance, 2688 Tilson Rd. Decatur, GA (no zipcode), Valerie Johnson, 2460 Parkland Dr. Decatur, GA (no zipcode), Lisa Black, 2493 McAfee Rd. (no city, zipcode), Bobbie Ellison, 2659 Tilson Rd. Decatur, GA 30032, spoke in opposition

MOTION was made by Larry Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be withdrawn. The motion carried by the following vote:

Yes: 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

- D2** [2019-4716](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to rezone property from R-100 (Residential Medium Lot) District to C-1 (Local Commercial) District for the development of a self-storage facility in conjunction with adjacent C-1 (Local Commercial) zoned property, at 5636 Redan Road.

Michelle Battle, Battle Law, spoke in favor

MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be approved. Items 2019-4716 and 2019-4717 were heard together. The motion carried by the following vote:

Yes: 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

- D3** [2019-4717](#) COMMISSION DISTRICT(S): 5 & 7
Application of Arpon, LLC c/o Battle Law, P.C. to request a Major Modification to approved conditions pursuant to CZ- 18-22137 to amend conditions #1 and #8 to allow a self-storage facility on the site, within a C-1 (Local Commercial) District, at 5636 Redan Road.

Michelle Battle, Battle Law, spoke in favor

MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be approved. Items 2019-4716 and 2019-4717 were heard together. The motion carried by the following vote:

Yes: 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

- D4** [2019-4734](#) COMMISSION DISTRICT(S): 3, 4, 5 and Super Districts 6 & 7
Application of the Director of Planning and Sustainability to amend Section 27-3.41. of the Kensington-Memorial Drive Overlay District to allow automotive rental and leasing as a permitted use subject to certain standards and to rename the overlay district. This applies to all properties within the Kensington Memorial Drive Overlay District.

Stan Sugarman (no address), Josh Strickland, 4100 Covington Hwy Decatur, GA (no zipcode), Michael Hann, 3897 Redan Rd. Stone Mountain (no zipcode), spoke in favor

Anelle Johnson Elder, 3914 West Hilda Cir. Decatur 30035, Charlie Holiday Wilson, 1151 Mohican Trail Stone Mountain, GA (no zipcode), spoke in opposition

MOTION was made by Mereda Davis Johnson, seconded by Larry Johnson, that this agenda item be approved. The motion carried by the following vote:

Yes: 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

New Cases

- N1 [2020-0082](#) COMMISSION DISTRICT(S): 2 & 6
Application of Sharon A. Sandinoff for a Special Land Use permit (SLUP) to allow a home occupation (cosmetology studio/ hair salon) in an R-85 (Residential Medium Lot) District at 1737 Reindeer Drive.

Sharon Sandinoff, 1737 Reindeer Dr. Northeast (no city, zipcode), spoke in favor

MOTION was made by Kathie Gannon, seconded by Jeff Rader, that this agenda item be approved with substitute conditions dated May 27, 2020 submitted by Commissioner Kathie Gannon. The motion carried by the following vote:

Yes: 7 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

- N2 [2020-0083](#) COMMISSION DISTRICT(S): 5 & 7
Application of Sudhir Tejpaul to rezone property in the Kensington-Memorial Overlay District from MU-4 (Mixed Use-4) to HR-1 (High-Density Residential-1) for a multifamily residential building, at 1221 & 4220 S. Indian Creek Place.

Sudhir Tejpaul, 9915 Wades Ferry Crossing Duluth, GA (no zipcode), Michelle Battle, Kennesaw, GA, spoke in favor

Melissa Taylor, 4230 Autumn Hill Dr., Charlie Holiday Wilson, 1151 Mohican Trail Stone Mountain, GA (no zipcode), Anelle Johnson Elder, 3914 West Hilda Cir. Decatur 30035, Sheila Nunn, 1189 Sharington Dr. Stone Mountain, GA (no zipcode), Kimberly Gay, 1221 Indian Creek rezone area, spoke in opposition

MOTION was made by Lorraine Cochran-Johnson, seconded by Mereda Davis Johnson, that this agenda item be deferred for a Full Cycle, until July 28, 2020. Commissioner Nancy Jester was out of the room and not voting. The motion carried by the following vote:

Yes: 6 - Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Jester

- N3** [2020-0084](#) COMMISSION DISTRICT(S): 5 & 7
Application of Senior Design Group LLC c/o Battle Law PC to rezone property from R-100 (Residential Medium Lot) District to RSM (Small Lot Residential Mix) District to develop a mixed residential community consisting of both single-family detached and attached units, at 1705 Panola Road.

Michelle Battle, Battle Law, spoke in favor

MOTION was made by Mereda Davis Johnson, seconded by Lorraine Cochran-Johnson, that this agenda item be approved with revised conditions submitted by Michelle Battle to the Planning Department. Commissioner Kathie Gannon abstained. The motion carried by the following vote:

Yes: 6 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Chairperson Bradshaw, Commissioner Davis Johnson, and Commissioner Cochran-Johnson

Abstain: 1 - Commissioner Gannon

- N4** [2020-0085](#) COMMISSION DISTRICT(S): 4 & 6
Application of Noonan Enterprises for a Major Modification of zoning conditions pursuant to CZ-16-20628 to allow construction of a health services clinic in an OI (Office-Institutional) district, at 4038 Rockbridge Road.

Michelle Battle, Battle Law, spoke in favor

MOTION was made by Kathie Gannon, seconded by Larry Johnson, that this agenda item be approved with staff conditions. Commissioner Mereda Davis Johnson was out of the room and not voting. The motion carried by the following vote:

Yes: 6 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Davis Johnson

POLICY OF NON-DISCRIMINATION ON THE BASIS OF DISABILITY IN COUNTY SERVICES.

DeKalb County Government does not discriminate against qualified individuals with disabilities or exclude them from participating in or receiving benefits of its services, programs, or activities, based on disability. Janet Essix, DeKalb County Government's Employee Relations Manager and ADA Coordinator, is designated to coordinate the County's compliance with Part 35 of the Department of Justice regulations regarding the Americans with Disabilities Act. Janet Essix may be contacted at 1300 Commerce Drive, 1st Floor, Decatur, GA 30030, 404.371.2309, to request information about access for persons with disabilities to County services, programs and activities, or to discuss a grievance regarding an impediment to such access. Ten days' notice is requested for special accommodations.

ADJOURNMENT:

There being no further official business, MOTION was made by Commissioner Nancy Jester and seconded by Commissioner Jeff Rader to adjourn the May 28, 2020 Board of Commissioners Zoning meeting at 8:50 p.m. Commissioner Mereda Davis Johnson was out of the room and not voting. The motion carried by the following vote:

Yes: 6 - Commissioner Jester, Commissioner Rader, Commissioner Johnson, Commissioner Gannon, Chairperson Bradshaw, and Commissioner Cochran-Johnson

Absent: 1 - Commissioner Davis Johnson



Steve Bradshaw (Jun 3, 2020 10:16 EDT)

Stephen R. Bradshaw
Presiding Officer



Barbara Sanders (Jun 4, 2020 14:03 EDT)

Barbara Sanders-Norwood
County Clerk