

DeKalb County Government Planning & Sustainability Department

Government Services Center
178 Sams Street
Decatur, Georgia 30030



Minutes

Wednesday, November 12, 2025
1:00 pm, via Zoom

Zoning Board of Appeals

Seth BurrowDistrict 1
Mark Goldman, Co-Chair District 2
Muhammad Jihad District 3
Nadine Rivers-Johnson, Chair District 4
Eric Hubbard..... District 5
Dr. Juaney Lynn-RigsbyDistrict 6
John Tolbert District 7

November 12, 2025 @ 1:00 PM

This meeting will be held via Zoom

ZBA BOARD MEMBERS PRESENT

Seth Burrow, **District 1**
Mark Goldman, **Co-Chair, District 2**
Nadine Rivers-Johnson, **Chair, District 4**
Eric Hubbard, **District 5**
Dr. Juaney Lynn-Rigsby, **District 6**
John Tolbert, **Super District 7**
Valerie Ross, **ZBA Staff Counsel**

DEKALB STAFF MEMBERS PRESENT

Rachel Bragg, Planning Manager
Lucas Carter, Planner
Kyle McLean, Planner
Debora Wells, Administrative Specialist

ZBA BOARD MEMBERS ABSENT

Muhammad Jihad, **District 3**

Approval of Minutes: Mark Goldman moved, John Tolbert seconded to approve the October 8, 2025 Minutes with final edits on D2 to state no closer than 15 feet to the detention pond. Motion carried 6-0-0.

DEFERRED CASES:

D1. A-25-1247394 (deferred from September 10th Hearing)
15 019 05 015
1679 KOPPERS COURT, CONLEY, GA 30288

Commission District 04 Super District 07

Application by RLF III East, LLC to request variance from Section 27-3.39.6 of the DeKalb County Zoning Ordinance to reduce sidewalk requirements and for request to amend resolution for application waiting period (Section 27-7.5) to facilitate expansion of light industrial facility in M (Light Industrial) zoning district.

MOTION: Mark Goldman moved, Eric Hubbard seconded for a 60-day deferral to January 14, 2026 meeting. Motion carried 6-0-0.

D2. A-25-1247485 (deferred from September 10th Hearing)
18 061 10 007
2424 NANCY LANE, ATLANTA, GA 30345

Commission District 01 Super District 07

Application by Davis Engineering & Surveying to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce the front yard setback in R-100 (Residential Medium Lot) zoning district.

MOTION: Eric Hubbard moved, John Tolbert seconded for withdrawal without prejudice. Motion carried 6-0-0.

D3. A-25-1247703 (deferred from September 10th Hearing)
18 206 01 034
2522 ECHO DRIVE, ATLANTA, GA 30345

Commission District 02 Super District 06

Application by Todd Shoemaker to request variance from Section 27 of the DeKalb County Zoning Ordinance to reduce setback for retaining wall in R-100 (Residential Medium Lot) zoning district.

MOTION: Dr. Juaney Lynn-Rigsby moved, Eric Hubbard seconded for a 60-day deferral to January 14, 2026 meeting. Motion carried 6-0-0.

NEW CASES:

N1. A-25-1247773
15 070 03 005
4379 FLAT SHOALS PARKWAY, DECATUR, GA 30034

Commission District 03 Super District 07

Application by Omar Coote to appeal administrative decision from Section 27 of the DeKalb County Zoning Ordinance to construct an addition to a single-family residence in the C-1 (Local Commercial) District and I-20 Tier 2 Overlay District.

MOTION: John Tolbert moved, Mark Goldman seconded for withdrawal without prejudice. Motion carried 6-0-0.

N2. A-25-1247780
18 111 03 018
2933 N DRUID HILLS ROAD, ATLANTA, GA 30329

Commission District 02 Super District 06

Application by Andrew Whitehead to request a variance from Section 27-4.2.2 of the DeKalb County Zoning Ordinance to reduce the rear setback to facilitate the construction of a bank in the C-1 (Local Commercial) District.

MOTION: Mark Goldman moved, Eric Hubbard seconded for approval with the following conditions: (1) case number, approval date, type of variance and condition(s) of approval listed on site plan; and (2) the applicant shall plant shrubs that are at least six (6) feet tall sufficient to screen the dumpster enclosure along the rear property line. Motion carried 6-0-0.

N3. A-25-1247783
18 046 03 233
3230 KELLY STREET, SCOTSDALE, GA 30079

Commission District 04 Super District 06

Application by Sam Ramis / Hamid Ghabelzadeh to request a variance from Sections 3.36.11 and 3.36.122 of the DeKalb County Zoning Ordinance to construct a single-family residence in the R-75 (Residential Medium Lot – 75) District and Scottdale Overlay District, Tier 2.

MOTION: Mark Goldman moved, Lynn seconded for withdrawal without prejudice. Motion carried 6-0-0.

N4. A-25-1247786
16 028 01 001
5083 BIFFLE ROAD, STONE MOUNTAIN, GA 30088

Commission District 05 Super District 07

Application by Hayley Todd, PEC+ to request a variance from Section 27-5.7.6.(J) (1) of the DeKalb County Zoning Ordinance to allow garages to face public streets as part of a residential development in the R-100 (Residential Medium Lot-100) and Hidden Hills Tier 5 overlay districts.

MOTION: John Tolbert moved, Eric Hubbard seconded for approval with the following conditions: (1) case number, approval date, type of variance and condition(s) of approval listed on site plan. Motion carried 6-0-0.

**N5. A-25-1247787
18 206 01 015
2429 ECHO DRIVE, ATLANTA, GA 30345**

Commission District 02 Super District 06

Application by Gail Mooney to request a variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to increase lot coverage to facilitate residential addition in the R-100 (Residential Medium Lot – 100) District.

MOTION: Mark Goldman moved, John Tolbert seconded for approval with the following conditions: (1) case number, approval date, type of variance and condition(s) of approval listed on site plan, and the lot coverage be no more than 40%. Motion carried 6-0-0.

NEW BUSINESS:

Adoption of the 2026-2027 Zoning Board of Appeals calendar.

MOTION: John Tolbert moved, Seth Burrow seconded to adopt the 2026-2027 Zoning Board of Appeals calendar with the proposed edit to change the November 11th meeting date to Thursday, November 12th. Motion carried 6-0-0.

Dr. Juaney Lynn-Rigsby moved, John Tolbert seconded to adjourn meeting. Motion carried 6-0-0.