



**DeKalb County Government**  
**Planning & Sustainability Department**  
**Current Planning/Zoning Division**

Government Services Center  
178 Sams Street  
Decatur, Georgia 30030



**Minutes**

Wednesday, February 11, 2026  
1:00 pm  
via Zoom

**Zoning Board of Appeals**

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



# Planning & Sustainability Department

178 Sams Street  
Decatur, GA 30030

## Current Planning Zoning Division

Lorraine Cochran-Johnson  
Chief Executive Officer

# DeKalb County Zoning Board of Appeals Meeting Minutes

Juliana A. Njoku  
Director

**February 11, 2026 @ 1:00 PM**

This meeting was held via Zoom

ZBA BOARD MEMBERS PRESENT	DEKALB STAFF MEMBERS PRESENT
Seth Burrow, <b>District 1</b>	Rachel Bragg, Planning Manager
Mark Goldman, <b>Vice-Chair, District 2</b>	Lucas Carter, Planner
Nadine Rivers-Johnson, <b>Chair, District 4</b>	Debora Wells, Administrative Specialist
Eric Hubbard, <b>District 5</b>	Robert Satterwhite, Senior Planner
Dr. Juaney Lynn-Rigsby, <b>District 6</b>	Howard Johnson, Senior Planner
John Tolbert, <b>Super District 7</b>	
Valerie Ross, <b>ZBA Staff Counsel</b>	
ZBA BOARD MEMBERS ABSENT	DEKALB STAFF MEMBERS ABSENT
Muhammad Jihad, <b>District 3</b>	

**Approval of Minutes:** Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded to approve January 14, 2026 Minutes. Motion carried 6-0-0.

### DEFERRED CASES:

**D1. A-25-1247541 (Deferred from December's Agenda) Commission District 04 Super District 06**  
18 068 04 006  
4084 ELMS COURT DRIVE, STONE MOUNTAIN, GA 30083

Application by Nebiyou Setegn to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate construction of single-family home in the R-85 (Residential Medium Lot-85) Zoning District.

**MOTION:** Mark Goldman moved, Dr. Juaney Lynn-Rigsby seconded for approval with staff conditions. Motion carried 6-0-0.

**D2. A-25-1247717 (Deferred from December's Agenda) Commission District 02 Super District 07**  
18 193 06 015  
2478 GREENGLADE ROAD, ATLANTA, GA 30345

Application by Frederick Andrien to request variance from Section 27-2.2-1 of the DeKalb County Zoning Ordinance to reduce rear yard setback and increase lot coverage to facilitate second-story addition in R-100 (Residential Medium Lot-100) Zoning District.

**MOTION:** Mark Goldman moved, Eric Hubbard seconded for a 60-day deferral to the April 20, 2016 meeting. Motion carried 4-0-2. Dr. Juaney Lynn-Rigsby and John Tolbert opposed.

**RECONSIDER MOTION:** Mark Goldman moved, Eric Hubbard seconded to set aside previous motion. Motion passed 4-0-2. Dr. Juaney Lynn-Rigsby and John Tolbert opposed.

*The Zoning Board of Appeals (ZBA) hears variances, special exceptions, and appeals of administrative decisions. They are an independent body, appointed by the Board of Commissioners (BOC). The BOC hears Rezoning, Special Land Use Permits (SLUPs), Major Modifications, Land Use Plan Amendments, and Zoning Ordinance Text Amendment applications.*

**FINAL MOTION: John Tolbert moved, Seth Burrow seconded for a 60-day deferral to the April 20, 2016 Meeting. Motion carried 5-0-1. Dr. Juaney Lynn-Rigsby opposed.**

---

**D3. A-26-1247837 (Deferred from December's Agenda)  
18 046 03 105  
3192 KELLY STREET, SCOTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application by Shauna Edwards to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce setbacks and increase lot coverage to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium) Zoning District.

**MOTION: Mark Goldman moved, Seth Burrow seconded for approval with staff conditions and the impervious area shall be no more than 39%. Motion carried 6-0-0.**

---

**D4. A-26-1247839 (Deferred from December's Agenda)  
18 046 03 018  
3177 ROBINSON AVENUE, SCOTSDALE, GA 30079**

**Commission District 04 Super District 06**

Application by Shauna Edwards to request variance from Section 27-3.36 of the DeKalb County Zoning Ordinance to reduce front and rear yard setbacks to facilitate construction of a single-family residence in the Scottdale Tier 2 Overlay and R-75 (Residential Medium Lot-75) Zoning District.

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

---

**NEW CASES:**

**N1. A-26-1247919  
18 206 01 033  
2514 ECHO DRIVE, NE, ATLANTA, GA 30345**

**Commission District 04 Super District 06**

Application by Taslimm Quraishi to request variance from Section 27-2.2.1 of the DeKalb County Zoning Ordinance to reduce side yard setback to facilitate construction of a residential addition in the R-100 (Residential Medium Lot-100) Zoning District.

**MOTION: Seth Burrow moved, Dr. Juaney Lynn-Rigsby seconded for a 60-deferral to the April 8, 2026 meeting. Motion carried 6-0-0.**

---

**N2. A-26-1247936  
18 048 03 004  
421 DEKALB INDUSTRIAL WAY, SUITE D, DECATUR, GA 30030**

**Commission District 04 Super District 06**

Application by OODAZU Decatur, Inc. / Clair Flores to request variance from Section 21-2 of the DeKalb County Zoning Ordinance to install a secondary entryway sign on side elevation of existing building in the M (Light Industrial) Zoning District.

**MOTION: John Tolbert moved, Eric Hubbard seconded for approval with staff conditions. Motion carried 6-0-0.**

---

**N3. Discussion Item - Amended Rules of Procedure**

**MOTION: MARK Goldman moved, Eric Hubbard seconded to go into executive session to discuss litigation. Motion carried 6-0-0.**

---

**N4. Executive Session**

---

**N5. Adjournment**

**Eric Hubbard moved, Nadine Rivers-Johnson seconded to adjourn meeting. Motion carried 6-0-0.**

**Meeting Recording:**  
<https://dekalbcountyga.zoom.us/rec/share/d52lsUua9iPg2V5KklxLq75f81pponDhs8cZjlyedsimnhMHpt7NzUiiNBnjiURw.zdERJi1kn0vKPEff?startTime=1770832767000>  
**Passcode: \$8diL6fw**